

CITY OF FLINT SALE LIST
Residential - Improved

Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
46-26-155-010		09/24/2021	\$30,000	\$32.43	1 STY	401 3	925	1962	925			
2017 CHATEAU DR		DYE-MAC INVESTMENTS, LLC			LEAK, DAVID					0	0.12	acres
03-ARM'S LENGTH												
		Averages	\$36,875	\$36.77			1,039	1964				
R - 105- TERESA												
46-26-254-022		03/23/2021	\$57,000	\$53.72	1 STY	401 3	1,061	1960	995			
6107 SALLY CT		GOOLEY, DOROTHY J			MOLINA, MARIO					366	0.17	acres
03-ARM'S LENGTH												
46-26-203-041		08/02/2021	\$33,000	\$24.91	1 STY	401 3	1,325	1966	1,130			
6621 ORANGE LN		COLEMAN, CORA			KING, LATASHA N					480	0.16	acres
03-ARM'S LENGTH												
		Averages	\$45,000	\$39.31			1,193	1963				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 110- TERESA

46-26-276-003 829 CHATHAM DR 03-ARM'S LENGTH		06/01/2021	\$26,500	\$23.37	1 STY	401 3	1,134	1958	942		
		DAVIS, MICHAEL								0	0.15 acres
		ALL SERVICE PROS LLC									

46-26-230-046 6523 CRANWOOD DR 03-ARM'S LENGTH		06/24/2021	\$29,000	\$28.66	1 STY	401 3	1,012	1956	1,012		
		MARCH, MELINDA A								0	0.12 acres
		LEYVA, LUIS A E									

46-26-227-045 6911 CRANWOOD DR 03-ARM'S LENGTH		09/22/2021	\$10,000	\$9.88	1 STY	401 3	1,012	1956	1,012		
		DAVIS-MOTT, ANITA								0	0.16 acres
		CABINE, SANDRA Y									

46-26-276-007 813 CHATHAM DR 03-ARM'S LENGTH		04/07/2021	\$13,000	\$13.80	1 STY	401 3	942	1958	942		
		CONTRERAS, ROBERT								0	0.14 acres
		RLV MICHIGAN RENTAL PROPERTIES LLC									

46-26-228-017 6908 CRANWOOD DR 03-ARM'S LENGTH		04/09/2021	\$28,500	\$28.16	1 STY	401 3	1,012	1956	1,012		
		GRAY, LORETTA J								308	0.15 acres
		LAY, STEPHEN									

46-26-231-006 707 W BUNDY AVE 03-ARM'S LENGTH		09/30/2021	\$35,000	\$34.58	1 STY	401 3	1,012	1956	1,012		
		BUNTON-CARROTHERS, KAREN Y								440	0.17 acres
		CRESPO, JESUS P									

46-26-231-016 6710 CRANWOOD DR 03-ARM'S LENGTH		12/16/2021	\$57,000	\$56.32	1 STY	401 3	1,012	1956	1,012		
		CRENSHAW, ANNIE ESTATE								396	0.12 acres
		DELEON, HUGO D									

Averages	\$28,429	\$27.83				1,019	1957				
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 115- TERESA

46-25-102-011
 7002 COLLEGE ST
 03-ARM'S LENGTH



07/12/2021	\$35,000	\$37.47	1 STY	401 3	934	1956	0		
OFFER GEEK HOMES LLC				LYNUS INVESTMENTS LLC				363	0.19 acres

46-25-156-021
 430 W AUSTIN AVE
 03-ARM'S LENGTH



08/27/2021	\$15,000	\$20.03	1 STY	401 3	749	1955	749		
KIRKLAND, ALBREY M				HARDY, GREGORY				0	0.10 acres

46-25-106-018
 506 W ALMA AVE
 33-TO BE DETERMINED



05/17/2021	\$10,900	\$8.86	BI-LEVEL	401 3	1,230	1961	0		
KENNEDY, MIKE				MID NIGHT COAL COMPANY LLC				500	0.10 acres

46-25-106-005
 513 W YORK AVE
 33-TO BE DETERMINED



01/05/2021	\$14,000	\$15.87	1 STY	401 3	882	1967	882		
MATTHEWS, MAUDINE F TRUST				EDWARDS, CORIAN				0	0.10 acres

46-25-154-005
 509 W LORADO AVE
 19-MULTI PARCEL ARM'S LENGTH



06/15/2021	\$26,120	\$28.06	1 STY	401 3	931	1959	931		
OTTE, ROBERT				RUIZ PASTRANA, ARMANDO				0	0.12 acres

46-25-106-017
 510 W ALMA AVE
 33-TO BE DETERMINED



05/17/2021	\$10,500	\$8.50	BI-LEVEL	401 3	1,236	1961	0		
KENNEDY, MIKE				MID NIGHT COAL COMPANY LLC				484	0.10 acres

46-25-106-015
 514 W ALMA AVE
 33-TO BE DETERMINED



05/17/2021	\$10,900	\$12.19	1 STY	401 3	894	1955	0		
KENNEDY, MIKE				MID NIGHT COAL COMPANY LLC				0	0.10 acres

Averages	\$17,489	\$18.71			979	1959			
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 120- TERESA

46-26-326-015
 1622 W HOME AVE
 03-ARM'S LENGTH



02/17/2021	\$24,000	\$25.26	1 STY	401 3	950	1958	950		
GLOBAL PROPERTY MGMT & INVESTMENTS				KAIZEN GROUP LLC				576	0.14 acres

46-26-380-025
 5417 FLEMING RD
 03-ARM'S LENGTH



02/17/2021	\$24,000	\$24.02	1 STY	401 3	999	1954	999		
CHAPMAN, RICHARD A				KAIZEN GROUP LLC				352	0.13 acres

46-26-303-031
 5914 CLOVERLAWN DR
 03-ARM'S LENGTH



04/23/2021	\$35,000	\$35.61	1 STY	401 3	983	1971	480		
COLLIER, CAROLYN M				CARVAJAL, DAMIAN & PEREZ, ANDY				0	0.12 acres

46-26-302-014
 5905 CLOVERLAWN DR
 03-ARM'S LENGTH



05/24/2021	\$30,000	\$30.52	1 STY	401 3	983	1971	480		
COLLIER & FITZPATRICK, INC				PEREZ, ANDRES & ANDY				0	0.12 acres

46-26-377-030
 1820 OXLEY DR
 03-ARM'S LENGTH



06/23/2021	\$37,500	\$37.54	1 STY	401 3	999	1955	999		
DYE-MAC INVESTMENTS, LLC				ROBERTSON, KENNETH C				308	0.14 acres

46-26-329-002
 1807 W HOBSON AVE
 03-ARM'S LENGTH



08/19/2021	\$18,000	\$19.33	1 STY	401 3	931	1958	931		
SIMMONS, SANDRA & JAMARKO				ARLINE, ANTHONY				484	0.13 acres

46-26-329-034
 5601 GRIGGS DR
 03-ARM'S LENGTH



09/10/2021	\$52,000	\$49.38	1 STY	401 3	1,053	1956	1,053		
S & S MICHIGAN HOLDINGS, LLC				VEGA MAYOR, KIRENIA				484	0.13 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage	
Terms of Sale		Grantor			Grantee							
46-26-302-025		12/01/2021	\$30,000	\$30.52	1 STY	401 3	983	1971	480			
5805 CLOVERLAWN DR		COLLIER & FITZPATRICK, INC		SHINWAR, FAHEMA						0	0.12	acres
46-26-380-028		02/17/2021	\$24,000	\$24.02	1 STY	401 3	999	1954	999			
5405 FLEMING RD		M/S INV & PROP MGMT, LLC		KAIZEN GROUP LLC						0	0.13	acres
46-26-327-006		04/29/2021	\$31,500	\$23.06	1 STY	401 3	1,366	1962	1,297			
1901 W HOME AVE		COLEN, DEANGELO D		BRITO, EDUARDO M & MILLAN, MARIBEL						528	0.15	acres
46-26-330-015		06/18/2021	\$54,200	\$58.22	1 STY	401 3	931	1958	931			
5702 GRIGGS DR		COX, MICHAEL A		ANDERSON, ALYSSA						503	0.19	acres
46-26-378-007		08/18/2021	\$40,000	\$40.04	1 STY	401 3	999	1955	999			
1723 GRIGGS DR		CORDELL, TAMIKA		FERRAN, JUANCARLOS & WF JOAN						484	0.16	acres
46-26-331-037		10/26/2021	\$31,500	\$33.16	1 STY	401 3	950	1959	950			
5805 FLEMING RD		BLUE CAPITAL HOLDINGS LLC		DIAZ, HAROLD						440	0.12	acres
46-26-329-028		12/02/2021	\$1,500	\$1.50	1 STY	401 3	998	1958	998			
5705 GRIGGS DR		GENESEE COUNTY LAND BANK AUTHORITY		NEWSON, DELIA						0	0.13	acres
13-GOVERNMENT												

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
46-26-377-016		05/19/2021	\$8,000	\$8.01	1 STY	401 3	999	1955	999		
1719 MARLOWE DR		SPICER GROUP REALTY			FORDHAM, ANTHONY					308	0.13 acres
33-TO BE DETERMINED											
		Averages	\$29,413	\$29.35			1,008	1960			

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Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 125- TERESA

46-26-403-056
 5705 MARJA ST
 03-ARM'S LENGTH



12/03/2020 \$46,000 \$42.28
 WHITE, FRAZIER JR

1 STY 401 3 1,088 1956 934
 DE LA TORRE, RAUL

632 0.12 acres

46-26-452-026
 5401 LAURENE ST
 03-ARM'S LENGTH



06/02/2021 \$21,000 \$27.13
 MOORE, LAWRENCE T TRUST

1 STY 401 3 774 1953 720
 BARIMAH, RICHARD & WF NANA YAA

0 0.12 acres

46-26-407-005
 5908 SALLY CT
 03-ARM'S LENGTH



11/01/2021 \$54,000 \$59.67
 GOLDEN, SHIRLEY A NKA HOILETT, S

1 STY 401 3 905 1955 864
 DELGADO, WILMER

590 0.29 acres

46-26-453-007
 5418 LAURENE ST
 03-ARM'S LENGTH



11/17/2021 \$23,000 \$24.73
 ROSEMOND, ETHEL

1 STY 401 3 930 1954 864
 ASIEDU, AFFOUA H

308 0.16 acres

46-26-405-002
 6022 SUSAN ST
 03-ARM'S LENGTH



06/03/2021 \$33,000 \$30.47
 WILLIAMS, LATINA

1 STY 401 3 1,083 1958 1,049
 MARTINEZ CASTRO, NOELVIS

0 0.16 acres

46-26-453-018
 5302 LAURENE ST
 33-TO BE DETERMINED



08/25/2021 \$21,000 \$22.58
 GOODMAN, JOHNNIE SR

1 STY 401 3 930 1953 864
 SALEDU, SAMUEL & WF MENSAH, NANA

352 0.14 acres

46-26-476-018
 5222 SUSAN ST
 03-ARM'S LENGTH



09/17/2021 \$10,000 \$11.06
 HERRON, TONY

1 STY 401 3 904 1952 889
 KENNEDY, RACHEL

312 0.12 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
46-26-455-006		12/21/2021	\$0	\$0.00		402 3	0	0	0		
1409 BOLAN DR		GENESEE COUNTY TREASURER			GENESEE COUNTY LAND BANK AUTHORITY					0	0.14 acres
13-GOVERNMENT											
Averages			\$26,000	\$27.24			827	1710			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 130- TERESA

46-25-401-017 253 E PIPER AVE 03-ARM'S LENGTH		12/29/2020 WILLIAMS, TYREE	\$6,250 \$7.09	1 STY 401 3	882 1925	864		0	0.20 acres
				ABALLI SOSA, HENRY					

46-25-401-016 257 E PIPER AVE 03-ARM'S LENGTH		12/29/2020 WILLIAMS, TYREE	\$6,250 \$8.68	TWO UNIT 401 3	720 1900	0		0	0.10 acres
				ABALLI-SOSA, HENRY					

46-25-428-026 429 E HOME AVE 03-ARM'S LENGTH		07/23/2021 FREEDOM EQUITY LLC	\$14,000 \$18.89	1 STY 401 3	741 1950	0		352	0.10 acres
				KENNEDY, MIKE					

46-25-252-031 349 E LORADO AVE 03-ARM'S LENGTH		06/01/2021 EDWARDS, DIABLO D	\$13,000 \$14.12	1 STY 401 3	921 1969	921		0	0.10 acres
				THE JAMONY GROUP LLC					

46-25-205-033 257 E HOLBROOK AVE 21-NOT USED/OTHER		10/21/2021 BAILEY, KELLEY FKA BELL, KELLEY B	\$3,500 \$3.50	TWO UNIT 401 3	1,001 1929	572		0	0.10 acres
				PLUMMER, DAMIEN A					

46-25-327-011 141 E PIPER AVE 33-TO BE DETERMINED		11/29/2021 TURNKEY REI LLC	\$33,500 \$45.64	1 STY 401 3	734 1920	644		456	0.10 acres
				PUVVADA, PHANI & WF SREEDEVI					

46-25-257-008 226 E AUSTIN AVE 19-MULTI PARCEL ARM'S LENGTH		12/30/2021 WHITTHORNE, CORNELIUS ESTATE	\$50,000 \$74.40	1 STY 401 3	672 1926	672		352	0.20 acres
				Z & L RENTAL PROPERTIES LLC					

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
46-25-231-032 406 E HOLBROOK AVE 03-ARM'S LENGTH		01/29/2021 RUTHERFORD, C JR & BUSH, T	\$6,000	\$7.52	1 STY	401 3	798	1924	798	0	0.20 acres
46-25-327-016 121 E PIPER AVE 03-ARM'S LENGTH		07/08/2021 SHUMAKER, TERRY L	\$24,000	\$24.34	1 STY	401 3	986	1970	986	0	0.20 acres
46-25-251-014 250 E FOSS AVE 03-ARM'S LENGTH		11/12/2021 HILL, LARRY E	\$28,100	\$30.41	1 STY	401 3	924	1971	924	0	0.10 acres
46-25-277-003 614 E FOSS AVE 03-ARM'S LENGTH		11/04/2021 HILL, LARRY	\$8,000	\$9.28	1 STY	401 3	862	1930	917	0	0.10 acres
Averages			\$17,509	\$22.17			840	1938			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 135-TERESA

47-30-406-039	04/15/2021	\$22,000	\$29.61	1 STY	401 3	743	1955	0		
1164 E HOME AVE	GREENE, KEVIN & WF REGINA	CAMPBELL, JONATHAN							537	0.19 acres
03-ARM'S LENGTH										



47-30-452-025	03/01/2021	\$13,000	\$16.01	1 STY	401 3	812	1925	377		
1122 E MOTT AVE	RALPH, DAVID J	TURNKEY REI LLC							0	0.12 acres
03-ARM'S LENGTH										



47-30-460-018	08/13/2021	\$15,000	\$20.33	1 STY	401 3	738	1955	685		
1125 FAIRFAX ST	STINSON, RONALD S/O LELIA & HAZEL	STINSON, TAMEKA							352	0.09 acres
19-MULTI PARCEL ARM'S LENGTH										



47-30-404-026	09/10/2021	\$44,000	\$59.22	1 STY	401 3	743	1955	0		
1221 E HOME AVE	GREENE, KEVIN A & WF REGINA	RAHMAN, MO & LODI ALI WAKIL KHAN							308	0.26 acres
19-MULTI PARCEL ARM'S LENGTH										



47-30-208-013	09/05/2021	\$8,000	\$9.20	1 STY	401 3	870	1959	0		
1198 E ALMA AVE	FOSS AVE BAPTIST CHURCH	NORTH FLINT REINVESTMENT CORPORATIO							0	0.16 acres
33-TO BE DETERMINED										



47-30-254-038	08/27/2021	\$85,000	\$73.40	1 STY	401 3	1,158	2007	1,158		
1187 E RUTH AVE	HARRIS, DERWIN & WF ANGELA D	TOMCZYK, BLAZE							0	0.38 acres
03-ARM'S LENGTH										



47-30-210-006	02/19/2021	\$20,000	\$26.46	1 STY	401 3	756	1927	756		
1178 E HOLBROOK AVE	TYSON, K'DIJAH R	MOENCH, JENNIE							0	0.09 acres
03-ARM'S LENGTH										



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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
47-30-177-042		05/03/2021	\$15,000	\$21.19	1 STY	401 3	708	1954	0			
1022 E FOSS AVE		BUSH, TRACY M			CORTESE, JAMES					308	0.29	acres
03-ARM'S LENGTH												
47-30-452-025		04/30/2021	\$33,900	\$41.75	1 STY	401 3	812	1925	377			
1122 E MOTT AVE		TURNKEY REI LLC			FLEMING, JONATHAN J					0	0.12	acres
03-ARM'S LENGTH												
47-30-406-041		09/10/2021	\$44,000	\$63.22	1 STY	401 3	696	1955	0			
1167 E HOBSON AVE		GREENE, KEVIN A & WF REGINA			RAHMAN, MO & KHAN LODI, ALI W					308	0.20	acres
19-MULTI PARCEL ARM'S LENGTH												
47-30-254-008		09/20/2021	\$10,000	\$11.57	1 STY	401 3	864	1958	0			
1174 E LORADO AVE		WHITE, MAE H ESTATE			ODOM, WALTER					308	0.10	acres
03-ARM'S LENGTH												
47-30-404-020		09/28/2021	\$26,000	\$34.99	1 STY	401 3	743	1955	0			
1175 E HOME AVE		GREEN, CRYSTAL L			DORSEY, ERIC & WF MARGIE					308	0.11	acres
33-TO BE DETERMINED												
47-30-126-024		08/05/2021	\$0	\$0.00	1 STY	401 3	936	1954	936			
801 E BUNDY AVE		TUCKER, SYLVESTER ESTATE			TUCKER, SYLVESTER JR ETAL					0	0.29	acres
08-ESTATE												
47-30-252-023		10/29/2021	\$15,000	\$21.55	1 STY	401 3	696	1955	0			
1179 E LORADO AVE		CUMMINGS, WILLIAM E & ROY D			LYNCH, WILLIE					0	0.10	acres
03-ARM'S LENGTH												
Averages			\$25,064	\$30.61			805	1953				

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Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 145-TERESA

47-29-181-014
 6602 HILLCROFT DR
 03-ARM'S LENGTH



01/26/2021	\$13,000	\$14.72	1 STY	401 3	883	1965	864		
WICKS, EDDIE				WOODS BRANCH, DESTINY				0	0.12 acres

47-29-126-013
 6913 CECIL DR
 03-ARM'S LENGTH



07/08/2021	\$11,000	\$11.84	1 STY	401 3	929	1957	0		
JACKSON, MONTRICE & WF JAZMINE				MAGEE, ADDRELL				0	0.16 acres

Averages	\$12,000	\$13.28			906	1961			
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Property Address		Grantor			Grantee					GAR Area		Acreage
Terms of Sale												
R - 155-TERESA												
47-32-229-002		12/15/2020	\$18,000	\$19.11	1 STY	401 3	942	1958	0			
2408 BETA LN 03-ARM'S LENGTH		WRIGHT, JAMES D			JC CAPITAL FUNDING LLC					0	0.12	acres
47-29-476-018		02/11/2021	\$25,400	\$21.36	2 STORY	401 3	1,189	1965	573			
5205 WESTERN RD 03-ARM'S LENGTH		UW REAL ESTATE LLC			SMITH, BENJAMIN M & WF CHRISTINE L					255	0.14	acres
47-28-357-001		05/24/2021	\$12,500	\$9.05	2 STORY	401 3	1,381	1965	535			
2726 E PIERSON RD 03-ARM'S LENGTH		BLACKWELL BOST, LISA			WILLIAMS, KEYSHA					254	0.14	acres
47-32-232-011		06/24/2021	\$80,000	\$78.82	1 STY	401 3	1,015	1957	941			
4908 WESTERN RD 03-ARM'S LENGTH		WAYBRANT, ALICE J			OWENS, RYAN & NICHOLS, TIMOTHY					474	0.27	acres
47-32-228-006		07/26/2021	\$68,500	\$71.13	1 STY	401 3	963	1959	963			
5002 ALPHA WAY 03-ARM'S LENGTH		D & S PROPERTIES OF FLINT LLC			GREENLEAF, JERRY					360	0.14	acres
47-28-303-044		06/11/2021	\$45,000	\$51.25	1 STY	401 3	878	1962	878			
2840 HAMPSTEAD DR 03-ARM'S LENGTH		SHUART, PATRICK D			SOLER PLUMBING SERVICES LLC					0	0.30	acres
47-28-305-014		07/16/2021	\$42,500	\$45.21	1 STY	401 3	940	1959	940			
5705 BRANCH RD 03-ARM'S LENGTH		CALUGARU, PAMELA S			MARTINEZ CASTRO, NOELVIS					0	0.14	acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
47-28-357-009 2818 E PIERSON RD <i>03-ARM'S LENGTH</i>		08/13/2021	\$14,000	\$12.74	2 STORY	401 3	1,099	1965	523	256	0.14 acres
47-32-234-018 2508 PLAINFIELD AVE <i>33-TO BE DETERMINED</i>		09/03/2021	\$10,500	\$10.87	1 STY	401 3	966	1959	966	0	0.14 acres
47-28-303-005 2828 HAMPSTEAD DR <i>03-ARM'S LENGTH</i>		10/04/2021	\$68,900	\$50.11	TRI-LEVEL	401 3	1,375	1962	0	341	0.18 acres
47-32-234-014 2428 PLAINFIELD AVE <i>21-NOT USED/OTHER</i>		07/06/2021	\$1	\$0.00	1 STY	401 3	969	1959	969	352	0.14 acres
47-29-480-006 2718 E PIERSON RD <i>03-ARM'S LENGTH</i>		12/10/2021	\$27,000	\$13.45	2 STORY	401 3	2,008	1965	525	0	0.14 acres
47-32-230-015 2515 BETA LN <i>33-TO BE DETERMINED</i>		12/23/2021	\$6,000	\$6.37	1 STY	401 3	942	1958	942	480	0.12 acres
47-33-101-038 2833 ALPHA WAY <i>33-TO BE DETERMINED</i>		12/17/2021	\$34,000	\$29.64	1 STY	401 3	1,147	1958	0	0	0.16 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address		Grantor			Grantee						
Terms of Sale											
47-33-102-008 2814 ALPHA WAY <i>03-ARM'S LENGTH</i>		12/02/2020 LINAE PROPERTIES, LLC	\$35,500	\$38.01	1 STY	401 3	934	1958	934	0	0.14 acres
47-33-103-020 2922 GAMMA LN <i>03-ARM'S LENGTH</i>		01/07/2021 WARDEN, TARA	\$15,000	\$14.65	1 STY	401 3	1,024	1957	1,024	0	0.13 acres
47-32-227-007 2721 ALPHA WAY <i>03-ARM'S LENGTH</i>		01/04/2021 STANKEVICH, CRAIG	\$41,000	\$44.76	1 STY	401 3	916	1958	916	0	0.13 acres
47-29-451-001 2005 GROVELAND AVE <i>03-ARM'S LENGTH</i>		02/16/2021 WILSON, JAMES E	\$25,000	\$22.30	1 STY	401 3	1,121	1918	1,121	567	2.03 acres
47-32-228-013 2514 ALPHA WAY <i>03-ARM'S LENGTH</i>		03/05/2021 WRIGHT, STANLEY	\$40,000	\$41.54	1 STY	401 3	963	1959	963	0	0.15 acres
47-29-480-008 2710 E PIERSON RD <i>03-ARM'S LENGTH</i>		04/23/2021 2710 E PIERSON RD, LLC	\$27,625	\$27.65	1 STY	401 3	999	1971	488	672	0.14 acres
47-33-103-020 2922 GAMMA LN <i>03-ARM'S LENGTH</i>		05/07/2021 NSA PROPERTIES	\$71,000	\$69.34	1 STY	401 3	1,024	1957	1,024	0	0.13 acres

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Acreage

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
47-33-101-032		09/27/2021	\$33,000	\$32.42	1 STY	401 3	1,018	1956	936		
5007 BRANCH RD		BOLTON, JAY			GALLIA, JOYCE A					0	0.13 acres
03-ARM'S LENGTH											
47-32-228-026		11/19/2021	\$43,000	\$45.74	1 STY	401 3	940	1958	0		
2415 BETA LN		BACON, PAUL O & WF BRENDA J			BURKETT, ROBERT					496	0.14 acres
03-ARM'S LENGTH											
47-33-103-004		09/29/2021	\$40,000	\$38.61	1 STY	401 3	1,036	1957	1,036		
2728 GAMMA LN		THOMAS, ROBERTA L S/O REX D			SHUSTOCK, ZACHARIAH					0	0.13 acres
33-TO BE DETERMINED											
47-32-233-011		12/01/2021	\$43,900	\$46.65	1 STY	401 3	941	1957	941		
2719 PLAINFIELD AVE		EDWARDS, LINDA K			NICHOLSON, KEVIN JR & WF KILGORE, J					0	0.13 acres
21-NOT USED/OTHER											
47-28-305-009		12/07/2021	\$72,000	\$76.35	1 STY	401 3	943	1959	943		
5805 BRANCH RD		TINNIN, MARYANNE			HILL, GERALD & WF NANCY					356	0.14 acres
03-ARM'S LENGTH											
Averages			\$35,949	\$35.02			1,067	1959			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
R - 160-TERESA												
46-35-126-034		04/13/2021	\$12,000	\$13.67	1 STY	401 3	878	1954	864			
5014 MIAMI LN 03-ARM'S LENGTH		RUBIN, VIRGINIA			JKO REAL ESTATE INVESTMENTS LLC					0	0.17	acres
46-35-179-021		10/25/2021	\$7,000	\$7.39	1 STY	401 3	947	1967	927			
4509 FLEMING RD 03-ARM'S LENGTH		MILLER, KANDACE L			NUNEZ, ALINA					0	0.11	acres
46-35-127-003		05/17/2021	\$12,700	\$14.46	1 STY	401 3	878	1954	864			
1917 SHAMROCK LN 33-TO BE DETERMINED		KENNEDY, MIKE			MID NIGHT COAL COMPANY LLC					0	0.12	acres
46-35-126-007		03/04/2021	\$26,000	\$29.61	1 STY	401 3	878	1954	864			
1902 SHAMROCK LN 03-ARM'S LENGTH		CAUDLE, MILAS & WF VERONICA			SWACK, JENNIFER					319	0.15	acres
46-35-154-031		02/18/2021	\$40,000	\$29.28	1 STY	401 3	1,366	1956	936			
2314 SANTA BARBARA DR 03-ARM'S LENGTH		COOPER, SEKEDA C			CHAVIANO-LOPEZ, YOANDRY					432	0.13	acres
46-35-154-013		05/27/2021	\$22,000	\$24.31	1 STY	401 3	905	1956	864			
2217 CANNIFF ST 03-ARM'S LENGTH		MASON, SACORIA J			FIRST YORK FINANCIAL LLC					0	0.12	acres
46-35-155-056		08/27/2021	\$20,000	\$17.24	1 STY	401 3	1,160	1959	936			
1922 W STEWART AVE 03-ARM'S LENGTH		MILLER, ALICE			CANADA, AARON					352	0.14	acres

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46-35-179-020 4513 FLEMING RD 03-ARM'S LENGTH		10/25/2021 BLAIR, DEXTER	\$16,000	\$17.80	1 STY VALERA, RICHARD	401 3	899	1958	0	0	0.12 acres
46-35-154-023 2109 CANNIFF ST 03-ARM'S LENGTH		10/28/2021 STREETER, CAROLINE	\$49,000	\$55.81	1 STY STREETER, ALOYSIA	401 3	878	1956	864	495	0.12 acres
46-35-129-015 4816 GREENLAWN DR 03-ARM'S LENGTH		12/03/2021 DAVIS, DAYNE L ESTATE	\$13,500	\$13.53	1 STY FLINT INTERCITY HOUSES	401 3	998	1954	864	308	0.12 acres
46-35-255-017 1313 BENT DR 03-ARM'S LENGTH		09/30/2021 GRIFFIN, CRYSTAL NKA NAUMOFF	\$18,000	\$19.89	1 STY KWA ENTERPRISES LLC	401 3	905	1955	864	0	0.14 acres
		Averages	\$21,473	\$22.09			972	1957			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
R - 165-TERESA												
46-36-153-003		05/17/2021	\$12,500	\$17.36	1 STY	401 3	720	1927	720			
633 W FLINT PARK BLVD 33-TO BE DETERMINED		KENNEDY, MIKE			MID NIGHT COAL COMPANY LLC					280	0.23	acres
46-35-278-035		06/29/2021	\$47,400	\$56.43	1 STY	401 3	840	1919	840			
4706 BALDWIN BLVD 03-ARM'S LENGTH		MORGAN, DEQUANN A			IGLESIAS, RUBEN & DEL SOL, YANET C					550	0.22	acres
46-36-154-029		01/04/2021	\$8,000	\$8.19	1.25 STY	401 3	977	1951	768			
624 W STEWART AVE 33-TO BE DETERMINED		BEARYMAN, WILLIAM & WF CORNELIA			FIELDS, CURTIS R					484	0.12	acres
		Averages	\$22,633	\$27.33			846	1932				

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R - 170-TERESA

46-36-129-013 225 W PHILADELPHIA BLV 03-ARM'S LENGTH		12/10/2020	\$30,000	\$24.73	1 STY	401 sq ft	1,213	1952	961			
		MOORE, KAVIN					FLORIDA QUALITY BUILDERS INVESTORS			352	0.24	acres
46-25-378-019 314 W RIDGEWAY AVE 03-ARM'S LENGTH		03/22/2021	\$23,000	\$21.84	1.25 STY	401 sq ft	1,053	1950	696			
		CAUDLE, MILAS & WF VERONICA					ASIEDU, SAMUEL & ABA MENSAH, NANA			308	0.12	acres
46-26-478-034 906 W RIDGEWAY AVE 03-ARM'S LENGTH		03/22/2021	\$23,000	\$26.35	1 STY	401 sq ft	873	1952	864			
		CAUDLE, MILAS N					MOSES, CLARK II & WF KENYA			0	0.10	acres
46-36-204-059 329 E BALTIMORE BLVD 03-ARM'S LENGTH		03/04/2021	\$23,000	\$25.44	1.25 STY	401 sq ft	904	1945	720			
		BETHEL, LAVINYA M					CLUTTER, DANIEL L			0	0.18	acres
46-36-126-005 409 W PIERSON RD 03-ARM'S LENGTH		07/09/2021	\$18,500	\$21.26	1 STY	401 sq ft	870	1950	696			
		TAYLOR, VICKI					HARRIS, FUQUAN			0	0.09	acres
46-26-480-028 5401 DUPONT ST 03-ARM'S LENGTH		09/27/2021	\$60,000	\$68.97	1.25 STY	401 sq ft	870	1951	672			
		FSF PROPERTY, LLC					HOLDER, ROMAN			280	0.13	acres
46-26-479-014 5318 BALDWIN BLVD 03-ARM'S LENGTH		09/24/2021	\$12,000	\$13.89	1 STY	401 sq ft	864	1951	864			
		DYEMAC INVESTMENTS LLC					LEAK, DAVID			280	0.13	acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
46-26-428-031 5813 EDWARDS AVE 33-TO BE DETERMINED		04/18/2021	\$30,000	\$25.73	1.25 STY	401 3	1,166	1953	720		
		MIZELL, VELMA S/O COLEMAN, JOSEPHIN			MARQUEZ, JOSE L					352	0.13 acres
46-36-203-038 127 E PHILADELPHIA BLV 03-ARM'S LENGTH		11/16/2021	\$23,000	\$30.22	1 STY	401 3	761	1948	728		
		ELITE PROFESSIONAL MANAGEMENT			GAMBIT REALTY CORPORATION INC					308	0.09 acres
46-36-204-058 325 E BALTIMORE BLVD 03-ARM'S LENGTH		04/12/2021	\$22,000	\$24.18	1.25 STY	401 3	910	1948	728		
		CAUDLE, MILAS N & WF VERONICA R			EDWARDS, MARSHALL & WF YOUSIF, NUN					0	0.09 acres
46-26-407-029 5817 WINTHROP BLVD 03-ARM'S LENGTH		04/16/2021	\$35,000	\$39.86	1 STY	401 3	878	1953	864		
		GOODMAN, ROBERT TRUST			GUERRA, ARIADNIS					528	0.13 acres
46-36-102-013 609 W PULASKI ST 03-ARM'S LENGTH		03/26/2021	\$32,000	\$32.82	1.25 STY	401 3	975	1951	780		
		POWELL, JIMMY			GIBSON, TREVORE					308	0.09 acres
46-26-477-028 5321 GLENN AVE 03-ARM'S LENGTH		06/11/2021	\$26,000	\$27.78	1.25 STY	401 3	936	1952	720		
		VAUGHN, KEVIN			RODRIQUEZ, WILSON J R					384	0.13 acres
46-26-407-042 5617 WINTHROP BLVD 03-ARM'S LENGTH		07/24/2021	\$40,000	\$42.74	1.25 STY	401 3	936	1953	748		
		KANISAT SOLUTIONS LLC			AGUILAR ENTERPRISE SOLUTIONS LLC					0	0.14 acres

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
46-25-353-012 5415 GRANVILLE AVE 03-ARM'S LENGTH		10/04/2021 STEWART, WILLIAM	\$24,000	\$27.59	1.25 STY HOWARD, SUSAN	401 3	870	1951	696	0	0.15 acres
46-25-355-018 624 W PIERSON RD 03-ARM'S LENGTH		09/24/2021 CAVETT, ROBERT J	\$17,250	\$22.09	1 STY GARCIA, FRANCISCO & KRISTINE LIV TR	401 3	781	1950	700	0	0.15 acres
46-36-202-006 124 E PULASKI ST 03-ARM'S LENGTH		04/01/2021 STRIBLING, LARRY	\$18,000	\$17.82	1.25 STY YOU'RE WELCOME ENTERPRISE LLC	401 3	1,010	1948	808	352	0.09 acres
46-26-480-030 5317 DUPONT ST 03-ARM'S LENGTH		10/29/2021 LEVERETTE, GREGORY	\$8,000	\$10.24	1 STY H D WADSWORTH ENTERPRISES LLC	401 3	781	1950	700	280	0.13 acres
46-26-476-042 5301 WINTHROP BLVD 03-ARM'S LENGTH		11/09/2021 CROCKETT, HENRY D	\$13,000	\$14.89	1 STY JAMES, ANYA	401 3	873	1952	864	480	0.27 acres
46-25-354-011 624 W RIDGEWAY AVE 13-GOVERNMENT		12/02/2021 GENESEE COUNTY LAND BANK AUTHORITY	\$6,000	\$6.78	1.25 STY TMEEK ENTERPRISES, LLC	401 3	885	1950	672	0	0.13 acres
46-25-354-012 620 W RIDGEWAY AVE 03-ARM'S LENGTH		12/07/2021 HARRIS, ALESIA	\$20,500	\$21.65	1.25 STY OFFER GEEK HOMES LLC	401 3	947	1950	720	280	0.13 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
46-26-479-014		12/22/2021	\$17,000	\$19.68	1 STY	401 3	864	1951	864			
5318 BALDWIN BLVD		LEAK, DAVID			GRAHAM, LAKISHA					280	0.13	acres
03-ARM'S LENGTH												
Averages			\$23,693	\$25.75			919	1951				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 173-TERESA

46-25-483-001 5212 FULTON ST 03-ARM'S LENGTH		04/20/2021	\$8,000	\$7.56	1 STY	401 3	1,058	1967	1,058		
		ROCK SOLID REAL ESTATE LLC			MCCULLOUGH, STEVEN					480	0.13 acres
46-25-407-030 253 E GRACELAWN AVE 33-TO BE DETERMINED		08/20/2021	\$3,000	\$3.91	1 STY	401 3	768	1950	0		
		LOONEY, CARL			HARIS HOLDINGS LLC					0	0.10 acres
46-25-482-034 422 E RIDGEWAY AVE 03-ARM'S LENGTH		12/04/2020	\$17,000	\$19.50	1 STY	401 3	872	1953	672		
		CAMPBELL, BOBBY R JR			ROSADA GARCIA, JORGE L					396	0.21 acres
46-25-454-023 335 E RIDGEWAY AVE 03-ARM'S LENGTH		01/13/2021	\$15,000	\$17.24	1 STY	401 3	870	1968	870		
		MURPHY, CRAIG			JC CAPITAL FUNDING LLC					0	0.11 acres
46-25-331-019 121 E GRACELAWN AVE 03-ARM'S LENGTH		05/25/2021	\$11,000	\$15.99	1 STY	401 3	688	1931	432		
		BROWN, JOHN L & WF VINEY			JACKSON, SUAVE					0	0.10 acres
47-30-378-017 825 E PIERSON RD 09-FAMILY		09/13/2021	\$7,000	\$7.34	1 STY	401 3	954	1928	936		
		ROBINSON, ANNA F			TAYLOR, SOPHIA					457	0.23 acres
46-25-453-014 E LYNDON AVE 13-GOVERNMENT		12/21/2021	\$0	\$0.00		402 3	0	0	0		
		GENESEE COUNTY TREASURER			GENESEE COUNTY LAND BANK AUTHORITY					0	0.11 acres

Averages \$8,714 \$10.22 744 1671

Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
R - 175-TERESA											
46-36-281-007		03/22/2021	\$20,800	\$26.00	1.25 STY	401 3	800	1950	779		
622 E ELDRIDGE AVE 03-ARM'S LENGTH		CAUDLE, MILAS N & WF VERONICA R			MOSES, CLARK II & WF KENYA					396	0.13 acres
46-36-227-023		12/30/2021	\$40,000	\$37.00	1.25 STY	401 3	1,081	1951	865		
630 E PULASKI ST 03-ARM'S LENGTH		NASH, MARGARET & MILLER, KENYA			THOMPSON, KENNETH D					360	0.09 acres
46-36-227-004		09/02/2021	\$6,000	\$6.64	1.25 STY	401 3	904	1941	714		
366 E PULASKI ST 33-TO BE DETERMINED		WALKER, MARK L			COOPER, CANDICE M					280	0.09 acres
46-36-226-043		08/31/2021	\$29,000	\$30.56	1.25 STY	401 3	949	1955	740		
501 E PULASKI ST 03-ARM'S LENGTH		ARENA, DOMENIC A			KERSH, MATTHEW					0	0.09 acres
46-36-230-029		12/09/2021	\$500	\$0.51	1 STY	401 3	974	1918	960		
634 E BALTIMORE BLVD 13-GOVERNMENT		GENESEE COUNTY LAND BANK AUTHORITY			MILLER-THOMPSON, YOALONDA J					0	0.11 acres
46-36-226-019		02/03/2021	\$6,000	\$7.68	1 STY	401 3	781	1946	771		
624 E PIERSON RD 03-ARM'S LENGTH		BLAZE, DAQUAN			WILLIAMS, DIANE					0	0.09 acres
		Averages	\$17,050	\$18.07			915	1944			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 180- ROXANA

47-31-182-003 910 BLACK AVE 03-ARM'S LENGTH		06/04/2021	\$5,000	\$2.89	2 STORY	401 3	1,728	1929	864		
		ALLEN, DEQUAN R			BARNES, WHITNEY					0	0.11 acres

47-31-104-019 752 E PHILADELPHIA BLV 03-ARM'S LENGTH		10/25/2021	\$12,000	\$11.36	1 STY	401 3	1,056	1923	1,056		
		SMITH, DRAYTON L			PERALTA, DILCIA J					0	0.09 acres

47-31-180-029 4501 GRANT ST 03-ARM'S LENGTH		05/14/2021	\$25,500	\$14.01	TWO UNIT	401 3	1,820	1928	1,040		
		WEATHERSPOON, NANCY			PEREIRA, PAULO					484	0.10 acres

47-31-181-009 4318 NORTH ST 03-ARM'S LENGTH		12/01/2021	\$15,000	\$9.66	2 STORY	401 3	1,552	1936	824		
		NUNLEY, ERICKA S			DELGADO, JOSE E					432	0.12 acres

47-31-102-030 741 E MARENGO AVE 19-MULTI PARCEL ARM'S LENGTH		12/30/2021	\$50,000	\$52.08	2 STORY	401 3	960	1928	768		
		WHITTHORNE, CORNELIUS ESTATE			Z & L RENTAL PROPERTIES LLC					280	0.09 acres

47-31-105-032 755 WAGER AVE 19-MULTI PARCEL ARM'S LENGTH		12/30/2021	\$50,000	\$52.08	1 STY	401 3	960	1927	768		
		WHITTHORNE, CORNELIUS ESTATE			Z & L RENTAL PROPERTIES LLC					400	0.09 acres

47-31-180-007 4602 MAINES ST 19-MULTI PARCEL ARM'S LENGTH		12/30/2021	\$50,000	\$46.38	1 STY	401 3	1,078	1927	720		
		WHITTHORNE, CORNELIUS ESTATE			Z & L RENTAL PROPERTIES LLC					216	0.10 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
47-31-102-031		12/30/2021	\$50,000	\$66.84	1 STY	401 3	748	1917	748			
745 E MARENGO AVE		WHITTHORNE, C S EST & THOMAS				Z & L RENTAL PROPERTIES LLC				308	0.09	acres
19-MULTI PARCEL ARM'S LENGTH												
		Averages	\$32,188	\$31.92			1,238	1927				

Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
R - 183-TERESA											
46-35-327-013		02/18/2021	\$18,500	\$15.35	1.25 STY	401 3	1,205	1956	936		
4008 WINONA ST 03-ARM'S LENGTH		LEVERETTE, GREGORY			KAIZEN GROUP LLC					308	0.13 acres
46-35-381-035		06/16/2021	\$11,000	\$11.88	1 STY	401 3	926	1949	672		
3605 BROWNELL BLVD 03-ARM'S LENGTH		HARVEY, DEBORAH & HARVEY, WANDA			SMITH, LENISE S					280	0.12 acres
46-35-382-011		10/07/2021	\$16,500	\$23.91	1 STY	401 3	690	1949	696		
3506 BROWNELL BLVD 03-ARM'S LENGTH		WELSH, STEVEN M			MAYNARD, ORLANDO					0	0.13 acres
46-35-352-028		11/04/2021	\$22,500	\$23.29	1 STY	401 3	966	1958	966		
3717 WISNER ST 03-ARM'S LENGTH		ELITE PROFESSIONAL MANAGEMENT			GAMBIT REALTY CORPORATION INC					314	0.09 acres
46-35-358-011		03/26/2021	\$22,000	\$22.66	1 STY	401 3	971	1947	287		
3621 SENECA ST 03-ARM'S LENGTH		GOODMAN, JOHNNIE			LAKHANI, ALY					400	0.18 acres
46-35-384-001		11/03/2021	\$26,000	\$25.72	1.25 STY	401 3	1,011	1947	816		
3622 LE ERDA AVE 03-ARM'S LENGTH		INTERNATIONAL REAL ESTATE GROUP LLC			SKTK LLC					280	0.01 acres
46-35-305-013		07/30/2021	\$47,000	\$41.26	1.25 STY	401 3	1,139	1956	884		
4201 WINONA ST 33-TO BE DETERMINED		COMPASS 1, LLC			PEREZ MARRERO, GRISEL					440	0.13 acres
		Averages	\$23,357	\$23.44			987	1952			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 185-TERESA

46-35-429-028
 4113 DONNELLY ST
 03-ARM'S LENGTH



12/23/2020 \$50,000 \$25.25
 ONNEKIKAMI, DOMINIC

THREE UNIT 401 3 1,980 1939 962
 KARAHALIOS, PETER

0 0.12 acres

46-35-456-025
 3505 BURGESS ST
 03-ARM'S LENGTH



04/07/2021 \$26,000 \$25.62
 CAUDLE, MILAS & WF VERONICA

1.25 STY 401 3 1,015 1950 796
 RUIZ, RENE A

308 0.09 acres

46-35-481-021
 3513 MILBOURNE AVE
 03-ARM'S LENGTH



04/27/2021 \$22,000 \$19.93
 CAUDLE, MILAS & WF VERONICA

1.25 STY 401 3 1,104 1950 720
 MOSES, KYLE A

344 0.12 acres

46-35-432-003
 4130 RACE ST
 03-ARM'S LENGTH



04/21/2021 \$32,500 \$48.65
 IBB MANAGEMENT LLC

1 STY 401 3 668 1954 668
 LIGHT HOUSE REAL ESTATE VENTURES LL

308 0.12 acres

46-35-432-003
 4130 RACE ST
 03-ARM'S LENGTH



04/21/2021 \$15,000 \$22.46
 ALLEN, ANTHONY & JACKSON, CHARLES

1 STY 401 3 668 1954 668
 IBB MANAGEMENT LLC

308 0.12 acres

46-35-457-036
 1408 W PASADENA AVE
 03-ARM'S LENGTH



08/27/2021 \$30,000 \$39.63
 MCGEE, JIMMIE F ESTATE

1 STY 401 3 757 1955 757
 BREWER SANDERS, SHANEKA

335 0.11 acres

46-35-451-007
 3802 FLEMING RD
 03-ARM'S LENGTH



06/04/2021 \$15,000 \$16.41
 MITCHELL, DAVID C

1 STY 401 3 914 1952 914
 CHICO, GEORGE

324 0.17 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
46-35-408-010		09/15/2021	\$30,000	\$32.47	1.25 STY	401 3	924	1951	720			
4102 LAWNDAL AVE		LITTLE, JACQUELINE			SHINWAR, FAHEMA					0	0.13	acres
03-ARM'S LENGTH												
46-35-457-020		02/16/2021	\$23,000	\$25.99	1.25 STY	401 3	885	1954	708			
3617 FOREST HILL AVE		CAUDLE, MILAS & WF VERONICA			BEARSS, BRIAR J					0	0.09	acres
03-ARM'S LENGTH												
46-35-481-024		02/17/2021	\$24,000	\$31.91	1.25 STY	401 3	752	1950	720			
3501 MILBOURNE AVE		CAUDLE, MILAS N			FERNANDEZ MAYO, ALICIA					0	0.12	acres
03-ARM'S LENGTH												
46-35-429-011		01/22/2021	\$16,000	\$11.89	1.25 STY	401 3	1,346	1953	741			
4102 MILBOURNE AVE		MILLER, ALONZO C			ROSADO, JORGE L					440	0.12	acres
03-ARM'S LENGTH												
46-35-429-018		06/17/2021	\$30,000	\$31.91	1.25 STY	401 3	940	1950	720			
4014 MILBOURNE AVE		CARIBO PHARMACY SERVICES INC			SK CAPITAL INVESTMENTS LLC					356	0.12	acres
03-ARM'S LENGTH												
46-35-458-020		09/21/2021	\$30,000	\$32.09	1.25 STY	401 3	935	1950	725			
3609 STERLING ST		C COLLINS ENTERPRISES LLC			DORSEY, ERIC & WF MARGIE					352	0.09	acres
03-ARM'S LENGTH												
Averages			\$26,423	\$28.02			991	1951				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 190-JEN

46-36-411-002 3910 M L KING AVE 03-ARM'S LENGTH		01/05/2021	\$16,000	\$16.26	1 STY	401 3	984	1954	984		
		FRYE, TACHE			RODRIGUEZ, KEVIN					352	0.12 acres
46-36-429-005 418 DAMON ST 03-ARM'S LENGTH		06/11/2021	\$20,000	\$12.85	TWO UNIT	401 3	1,556	1951	100		
		KENNEDY, MIKE			LMW RENTALS LLC					483	0.13 acres
46-36-459-012 3513 WESLEY ST 33-TO BE DETERMINED		12/01/2021	\$10,625	\$7.41	TWO UNIT	401 3	1,434	1927	672		
		YELINEK, JERRY			DG PROPERTY MANAGEMENT, LLC					462	0.13 acres
46-36-403-020 115 EDWIN AVE 03-ARM'S LENGTH		07/20/2021	\$26,000	\$29.55	1.25 STY	401 3	880	1928	704		
		SKALSKI, SCOTT			CALSADILLA, CARMEN Y					440	0.09 acres
46-36-459-010 3521 WESLEY ST 03-ARM'S LENGTH		08/12/2021	\$30,000	\$20.60	TWO UNIT	401 3	1,456	1926	832		
		LGG INVESTMENTS LLC			MCCALL, ATHENA					261	0.10 acres
		Averages	\$20,525	\$17.33			1,262	1937			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 195-TERESA

41-06-102-020		12/03/2020	\$7,000	\$6.57	2 STORY	401 3	1,065	1920	520		
760 E DEWEY ST		WILLIAMS, MCCAULEY JR			FABUNMI, OLUWASOLA				280	0.10	acres
03-ARM'S LENGTH											

41-07-117-043		01/08/2021	\$35,000	\$20.69	2 STORY	401 3	1,692	1940	819		
831 CORNELIA ST		REFICE, DELIA TRUST			MCGINNIS, MICHAEL				360	0.15	acres
03-ARM'S LENGTH											

41-07-117-045		01/08/2021	\$35,000	\$0.00		402 3	0	0	0		
CORNELIA ST		REFICE, DELIA TRUST			MCGINNIS, MICHAEL				0	0.15	acres
03-ARM'S LENGTH											

47-31-326-012		07/22/2021	\$35,000	\$19.19	1.75 STY	401 3	1,824	1925	864		
832 E STEWART AVE		ROSS, KEITH			RODERIGUEZ, WILDER				840	0.12	acres
03-ARM'S LENGTH											

47-31-376-026		12/10/2021	\$0	\$0.00		402 3	0	0	0		
825 ADDISON ST		FEASTER, GERALDINE			ADDISON & TIDEN, LLC				0	0.12	acres
33-TO BE DETERMINED											

47-31-352-044		09/21/2021	\$10,000	\$0.00		402 3	0	0	0		
N SAGINAW ST		ASSAF, JOSEPH & BAHIRA			GODARD, PARRISH D				0	0.58	acres
03-ARM'S LENGTH											

47-31-327-026		02/24/2021	\$9,000	\$9.62	1 STY	401 3	936	1925	936		
833 DAMON ST		DAVENPORT, THRESSIA L			AGUILAR, BREASHA				0	0.11	acres
33-TO BE DETERMINED											

Averages	\$18,714	\$8.01	788	1101
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 205-ROXANA

47-33-353-012
 2952 NATHAN AVE
 03-ARM'S LENGTH



12/10/2020 \$67,000 \$57.26 2 STORY 401 3 1,170 1951 780
 CAMPBELL, DENISE & LANE, STEPHANIE ORFIELD, MARISA 440 0.10 acres

47-33-358-029
 2951 MC CLURE AVE
 03-ARM'S LENGTH



02/22/2021 \$13,000 \$18.47 1 STY 401 3 704 1936 704
 STOCCHI-PYRC, JULIA A WILLIAMS, SHARON 494 0.10 acres

47-33-355-042
 3807 BRANCH RD
 03-ARM'S LENGTH



03/23/2021 \$9,000 \$12.95 1 STY 401 3 695 1936 0
 DESROSIER, RICHARD MOENCH, JENNIE 0 0.12 acres

47-33-306-015
 4143 COGGINS AVE
 33-TO BE DETERMINED



08/05/2021 \$34,500 \$30.80 1.25 STY 401 3 1,120 2 896
 ARENA, DOMENIC A BOGNOT ANDRES, CONCEPCION 0 0.16 acres

47-33-376-029
 3614 BRANCH RD
 03-ARM'S LENGTH



10/01/2021 \$27,500 \$28.65 1 STY 401 3 960 1945 780
 RED ADAM LLC FERNANDEZ, ENERILDO 352 0.21 acres

47-33-307-011
 4120 COGGINS AVE
 33-TO BE DETERMINED



11/01/2021 \$10,000 \$12.25 1.25 STY 401 3 816 1937 528
 ISAAC, NOAH D LADOUCE, MITCHEL 378 0.12 acres

47-33-353-002
 2906 NATHAN AVE
 03-ARM'S LENGTH



12/07/2020 \$11,000 \$12.75 1 STY 401 3 863 1969 863
 JACKSON, ROY L JR MEDEROS, MICHEL 395 0.13 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
47-33-353-004 3908 DOUGLAS AVE 03-ARM'S LENGTH		12/21/2020	\$18,000	\$20.36	1 STY	401 3	884	1956	884			
		WILLSON, CHARLES J II			HALL, TIMOTHY L					484	0.11	acres
47-33-357-017 2968 HENRY ST 03-ARM'S LENGTH		02/22/2021	\$22,000	\$24.12	1 STY	401 3	912	1955	0			
		JOHNS, REBECCA L			RRM HOLDINGS LLC					280	0.11	acres
47-33-376-012 3906 BRANCH RD 03-ARM'S LENGTH		02/01/2021	\$13,500	\$17.31	1 STY	401 3	780	1948	780			
		MINARD, RILEY			GONZALEZ, LISANDRA					308	0.17	acres
47-33-358-046 2923 MC CLURE AVE 03-ARM'S LENGTH		02/11/2021	\$59,000	\$36.46	FOUR UNIT	401 3	1,618	1929	1,008			
		KCA GROUP INVESTMENTS LLC			MILLS, JAYLA					0	0.31	acres
47-32-426-026 2732 CARR ST 03-ARM'S LENGTH		03/15/2021	\$30,000	\$19.87	1 STY	401 3	1,510	1922	1,288			
		GRAY, RODERICK E			VASH INVESTMENT GROUP LLC					0	0.85	acres
47-32-452-015 2014 WEAVER ST 03-ARM'S LENGTH		06/18/2021	\$13,000	\$17.76	1 STY	401 3	732	1924	0			
		THORSBY, CHRIS C			SP3 ENGINEERING LLC					0	0.10	acres
47-33-303-002 4210 COGGINS AVE 03-ARM'S LENGTH		06/11/2021	\$30,000	\$31.06	1 STY	401 3	966	1971	966			
		GARCIA, JULIE A FKA MORGAN, JULIE			DODGE, RICHARD & WF GLORIA					0	0.12	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
47-33-307-009		11/23/2021	\$28,000	\$29.17	1 STY	401 3	960	1927	816			
4128 COGGINS AVE		CLOUD ASSET LLC			MAIZE HOUSING LLC					352	0.12	acres
03-ARM'S LENGTH												
Averages			\$25,700	\$24.62			979	1814				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 210-JEN

40-02-152-011
 2638 CLIO RD
 03-ARM'S LENGTH



03/08/2021 \$48,000 \$43.40
 SIMMS, JOSHUA E

1 STY 401 3 1,106 1949 1,092
 GOMEZ, JORGE

440 0.12 acres

40-02-110-010
 2906 KELLAR AVE
 03-ARM'S LENGTH



04/27/2021 \$10,000 \$10.10
 HARVEY, CHRISTOPHER

1.25 STY 401 3 990 1951 780
 AYG LLC

357 0.12 acres

40-02-129-016
 1906 W GENESEE ST
 03-ARM'S LENGTH



06/01/2021 \$20,000 \$20.58
 ANDZESKI, PAUL

1.25 STY 401 3 972 1950 720
 ARIEL, LUIS

320 0.13 acres

40-02-152-040
 2644 CLIO RD
 03-ARM'S LENGTH



05/26/2021 \$24,000 \$16.69
 HOUSTON, STEFAN

1.25 STY 401 3 1,438 1953 1,150
 CARDET VILLADONIGA, EDUARDO

0 0.34 acres

40-02-129-007
 1813 W MC CLELLAN ST
 03-ARM'S LENGTH



08/03/2021 \$60,000 \$63.29
 SANDERS, DANETTA

1.25 STY 401 3 948 1950 720
 TAYLOR, RACHAEL A

0 0.14 acres

40-02-104-020
 3201 WINONA ST
 33-TO BE DETERMINED



09/15/2021 \$13,000 \$12.90
 BOUNTIFUL PROPERTIES LLC

1 STY 401 3 1,008 1953 864
 BURGESS, JAMES

0 0.21 acres

40-02-152-031
 2613 WISNER ST
 03-ARM'S LENGTH



09/24/2021 \$17,250 \$24.13
 CAVETT, ROBERT

1.25 STY 401 3 715 1939 528
 GARCIA, FRANCISCO & KRISTINE LIV TR

0 0.12 acres

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										
40-02-126-019	01/06/2021	\$1,400	\$0.00		402 3	0	0	0		
1613 W PASADENA AVE	BROWN, MICHAEL & MCNEAL, DAVID JR			HARROLD, DORRIN					0	0.13 acres
03-ARM'S LENGTH										
40-02-201-030	01/15/2021	\$59,000	\$47.73	1.25 STY	401 3	1,236	1952	1,008		
1502 W MC CLELLAN ST	SAVAGE, RANDELL L			HERNANDEZ MORFI, YALIEN					576	0.22 acres
03-ARM'S LENGTH										
40-02-226-021	02/12/2021	\$28,000	\$29.76	1.25 STY	401 3	941	1945	720		
3301 MILBOURNE AVE	FULL MOON SKY LLC			QGTM LLC					308	0.12 acres
03-ARM'S LENGTH										
40-02-126-020	04/22/2021	\$18,000	\$18.04	1.25 STY	401 3	998	1949	720		
1609 W PASADENA AVE	MADUAF GLOBAL VENTURES			TAYLOR, TWYLIA					247	0.13 acres
03-ARM'S LENGTH										
40-02-152-014	03/10/2021	\$16,000	\$25.97	1 STY	401 3	616	1954	616		
2620 CLIO RD	CROCKETT, LATREALE			FERNANDEZ, CARMEN Y					280	0.12 acres
03-ARM'S LENGTH										
40-02-109-030	09/02/2021	\$19,900	\$31.49	1 STY	401 3	632	1949	632		
2901 KELLAR AVE	BLUE CAPITAL HOLDINGS LLC			TURNKEY REI LLC					308	0.12 acres
03-ARM'S LENGTH										
Averages		\$25,735	\$26.47			892	1800			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 215-JEN

40-01-105-022		01/29/2021	\$15,000	\$12.72	1.25 STY	401 3	1,179	1941	1,014		
3107 IROQUOIS AVE											
03-ARM'S LENGTH		DYE MAC INVESTMENTS, LLC		WIGGINS, MARSHAN & BOWERS, LAQUEDA					360	0.14	acres

40-01-105-015		04/30/2021	\$27,500	\$25.44	1.25 STY	401 3	1,081	1949	865		
602 W MC CLELLAN ST											
03-ARM'S LENGTH		MCKENZIE, KEVIN		TAYLOR, KEONA S					480	0.13	acres

40-01-154-023		08/16/2021	\$11,000	\$14.99	1 STY	401 3	734	1950	724		
410 W TAYLOR ST											
33-TO BE DETERMINED		FRIERSON, ALISHA S		DAVISON, DARIUS					0	0.10	acres

40-02-279-004		08/27/2021	\$27,000	\$29.77	1.25 STY	401 3	907	1950	676		
2722 N CHEVROLET AVE											
03-ARM'S LENGTH		CAUDLE, MILAS & WF VERONICA		HARDY, TALEESHA					0	0.15	acres

40-01-152-010		10/01/2021	\$35,000	\$38.46	1.25 STY	401 3	910	1948	720		
409 W GENESEE ST											
03-ARM'S LENGTH		FULL MOON SKY LLC		DAVID ZACCHAEUS ENTERPRISES LLC					280	0.10	acres

40-01-104-020		09/29/2021	\$10,000	\$6.48	1 STY	401 3	1,544	1953	1,594		
426 W JAMIESON ST											
03-ARM'S LENGTH		FORTENBERRY, LINDA & HUSB ORLANDO		SELECTIVE MEMORIEZ LLC					400	0.20	acres

40-02-234-023		11/15/2021	\$72,500	\$66.51	1 STY	401 3	1,090	1941	1,090		
724 W GENESEE ST											
03-ARM'S LENGTH		YOUNGER, SONYA Y		ANDERSON, BOBBIE J					280	0.30	acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-02-232-003 723 W JAMIESON ST 03-ARM'S LENGTH		11/17/2021	\$13,000	\$11.84	1.25 STY	401 3	1,098	1949	716	0	0.11 acres
		OFFER GEEK HOMES LLC			TAREK, TASNIMUL						
40-02-234-016 806 W GENESEE ST 03-ARM'S LENGTH		02/02/2021	\$27,000	\$22.65	1.25 STY	401 3	1,192	1948	768	280	0.19 acres
		JONES, JAMEL			DRI INVESTMENTS LLC						
40-01-153-011 401 W DARTMOUTH ST 03-ARM'S LENGTH		05/19/2021	\$26,000	\$14.41	TWO UNIT	401 3	1,804	1930	920	440	0.10 acres
		MOORE, LAWRENCE T TRUST			TINSLEY SHORT, ANTHONY						
40-01-103-028 606 W JAMIESON ST 03-ARM'S LENGTH		06/23/2021	\$16,200	\$18.88	1.25 STY	401 3	858	1928	572	308	0.20 acres
		HARRIS, JARRETT T			CROWNIE, NAOMIE						
40-01-101-017 602 W DEWEY ST 03-ARM'S LENGTH		08/27/2021	\$9,000	\$9.44	1.25 STY	401 3	953	1930	816	0	0.15 acres
		SILVA, JESSICA & MISITICH, PAUL			MARQUEZ, OSCAR & GARCIA SUAREZ, FRA						
40-01-128-023 200 W MC CLELLAN ST 03-ARM'S LENGTH		08/31/2021	\$42,500	\$31.34	2 STORY	401 3	1,356	1928	706	360	0.13 acres
		LYLE-PORTER, JUSTIN P			UENG, PHILIPPE						
40-01-102-022 406 W DEWEY ST 03-ARM'S LENGTH		10/21/2021	\$46,500	\$40.29	1.25 STY	401 3	1,154	1940	568	384	0.10 acres
		CHAMBERS, BARBARA			JAMES, THEODROA C & NAZARIO, MIRIAM						

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
46-36-380-029		12/02/2021	\$15,000	\$17.36	1 STY	401 3	864	1928	576			
3605 M L KING AVE		MILLIGAN, ELLIOTT			CHARLEY, GREGORY					216	0.13	acres
03-ARM'S LENGTH												
		Averages	\$26,213	\$24.04			1,115	1941				

44

Acreage

0.11 acres

0.15 acres

0.14 acres

0.14 acres

0.10 acres

0.10 acres

0.09 acres

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Parcel Number Property Address Terms of Sale	Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-01-435-006 E NEWALL ST 09-FAMILY	12/08/2021 ANDERSON, DARIEL JR	\$0	\$0.00		402 3	0	0	0	0	0.11 acres
40-01-231-037 605 E MC CLELLAN ST 03-ARM'S LENGTH	11/08/2021 FLOWERS, BOBBIE J	\$14,000	\$6.93	THREE UNIT	401 3	2,020	1927	1,010	260	0.10 acres
40-01-256-002 112 E TAYLOR ST 33-TO BE DETERMINED	12/02/2021 RICKS, JOHNNIE L	\$1,500	\$1.11	TWO UNIT	401 3	1,352	1924	624	0	0.09 acres
40-01-254-008 326 E DARTMOUTH ST 03-ARM'S LENGTH	07/01/2021 COLLIER & FITZPATRICK, INC	\$25,000	\$22.69	2 STORY	401 3	1,102	1928	551	0	0.10 acres
46-36-486-031 629 SPENCER ST 03-ARM'S LENGTH	07/09/2021 COLEMAN, CORA	\$10,000	\$14.37	1.25 STY	401 3	696	1950	696	0	0.10 acres
40-01-227-046 638 SPENCER ST 03-ARM'S LENGTH	06/21/2021 COLEMAN, CORA	\$30,000	\$26.06	1 STY	401 3	1,151	1968	1,151	440	0.22 acres
40-01-479-013 2001 CHIPPEWA ST 03-ARM'S LENGTH	08/27/2021 MATTISON, DOROTHY B ESTATE	\$41,000	\$29.22	2 STORY	401 3	1,403	1926	624	528	0.13 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-01-203-034		11/08/2021	\$1,700	\$2.26	1 STY	401 3	752	1944	740			
201 E GENESEE ST		GENESEE COUNTY TREASURER			DEAR, DANIEL					308	0.10	acres
13-GOVERNMENT												
40-01-435-004		12/08/2021	\$0	\$0.00	2 STORY	401 3	1,144	1920	572			
414 E NEWALL ST		ANDERSON, DARIEL JR			ANDERSON, JEFFERY					330	0.11	acres
09-FAMILY												
40-01-255-004		11/17/2021	\$8,000	\$7.99	1 STY	401 3	1,001	1940	1,001			
112 E JACKSON AVE		TYLER, CECELIA R			BARNES, WHITNEY					0	0.11	acres
03-ARM'S LENGTH												
Averages			\$15,259	\$11.76			942	1479				

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 225-JEN

40-01-430-008 626 E DAYTON ST 03-ARM'S LENGTH		04/13/2021	\$3,000	\$2.23	2 STORY	401 3	1,348	1912	702		
		NUNLEY, ERICSON L			KEENER, JAMAR R					0	0.12 acres
40-01-429-013 538 E DAYTON ST 03-ARM'S LENGTH		10/20/2021	\$5,000	\$4.30	2 STORY	401 3	1,163	1912	596		
		BROWER, MARLYIN			MCGILL, TREMAINE					0	0.12 acres
40-01-277-009 619 E DARTMOUTH ST 03-ARM'S LENGTH		01/08/2021	\$5,000	\$5.71	1 STY	401 3	875	1920	517		
		STANDOAK, TANJANEKA			RICKMAN, RYAN					0	0.05 acres
40-01-277-004 AVENUE A 03-ARM'S LENGTH		01/08/2021	\$5,000	\$0.00		402 3	0	0	0		
		STANDOAK, TANJANEKA			RICKMAN, RYAN					0	0.09 acres
		Averages	\$4,500	\$3.06			847	1436			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

RSITY PARK-ROXANA

41-07-112-005 1701 MARQUETTE DR 03-ARM'S LENGTH		01/29/2021	\$184,000	\$64.38	2 STORY	401 3	2,858	2005	1,245		
		DOMPREH, CHARMA			PENNINGTON, TRISTAN					435	0.27 acres
41-07-112-008 705 WILBERFORCE LN 03-ARM'S LENGTH		04/20/2021	\$151,000	\$92.41	1 STY	401 3	1,634	2006	1,634		
		LEWIS, ERIC W			WASHINGTON, ALEXIS					561	0.26 acres
41-07-117-030 813 COLUMBIA CIR 03-ARM'S LENGTH		10/29/2021	\$158,000	\$107.48	1 STY	401 3	1,470	2005	1,444		
		CRANE, LATRICIA			GARTH, JAYLA					441	0.39 acres
41-07-107-027 717 LOYOLA LN 06-COURT JUDGEMENT		12/20/2021	\$0	\$0.00	2 STORY	401 3	1,847	2000	834		
		HAIRSTON, LASHECA								420	0.32 acres
41-07-107-041 730 SPELLMAN DR 03-ARM'S LENGTH		12/17/2021	\$160,000	\$106.74	1 STY	401 3	1,499	2000	1,560		
		HORTON, THERESA A			WILLIAMS, OCTAVIA					441	0.19 acres
41-07-109-019 702 LOYOLA DR 03-ARM'S LENGTH		12/23/2020	\$149,000	\$108.52	1 STY	401 3	1,373	2000	1,360		
		MINOTT, CAROLYN A FKA HARDGE			HATTER, MAE					428	0.20 acres
41-07-116-002 806 WILBERFORCE DR 03-ARM'S LENGTH		04/30/2021	\$155,000	\$100.98	1 STY	401 3	1,535	2005	1,535		
		CARRINGTON, JAMES			PEREZ, YANELYS & WF ABELLON, YOANNI					426	0.22 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-07-109-005		05/21/2021	\$173,000	\$76.08	2 STORY	401 3	2,274	2000	1,155			
713 COLUMBIA DR		WHITMORE, TERENCE			WILLIAMS, LAMONT & COLLINS, MARY					426	0.20	acres
03-ARM'S LENGTH												
		Averages	\$141,250	\$82.07				1,811	2003			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 235-ROXANA

41-05-381-029 1801 BROADWAY BLVD 03-ARM'S LENGTH		03/09/2021	\$35,000	\$32.41	1.25 STY	401 3	1,080	1910	711		
		LUTZ, CLINTON D			REESE, DANIEL R				360	0.10	acres
41-05-303-005 1416 NEW YORK AVE 03-ARM'S LENGTH		05/06/2021	\$10,000	\$14.88	1 STY	401 3	672	1924	672		
		MARTINEZ, NANCY V			CAMPOS VALDES, YELDRYS M				0	0.10	acres
41-05-356-032 1553 BROADWAY BLVD 03-ARM'S LENGTH		04/01/2021	\$17,000	\$11.42	2 STORY	401 3	1,488	1907	624		
		LOCKE, ROBERT & WF PATRICIA			BENTLEY, KATRINA & STEVEN				0	0.10	acres
41-05-135-011 1738 MONTANA AVE 03-ARM'S LENGTH		05/19/2021	\$11,000	\$14.77	1 STY	401 3	745	1946	0		
		LANDON, KARTER			LORANG, JAMES V II				0	0.10	acres
41-05-108-024 1541 MONTANA AVE 03-ARM'S LENGTH		07/30/2021	\$28,000	\$32.04	1 STY	401 3	874	1927	864		
		THAMES, MARTHA S/O JOHNY			TEPEN, REBECCA M				216	0.10	acres
41-05-357-046 1914 LEWIS ST 13-GOVERNMENT		10/21/2021	\$10,051	\$0.00		402 3	0	0	0		
		GENESEE COUNTY LAND BANK AUTHORITY			ZUCCARO, ASA S				0	0.13	acres
41-05-127-031 1805 ARIZONA AVE 03-ARM'S LENGTH		11/10/2021	\$29,000	\$38.16	1 STY	401 3	760	1927	704		
		LABARGE, TIMOTHY			RR47 INVESTMENTS LLC				352	0.10	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-05-305-008		12/28/2020	\$14,699	\$18.56	1.25 STY	401 3	792	1914	792			
1430 BELLE AVE		ROJAS INVEST LLC			AKINTOKUNBOH, I & WF OGUNTUNDE, O					0	0.11	acres
03-ARM'S LENGTH												
41-05-381-031		02/02/2021	\$19,900	\$22.98	1 STY	401 3	866	1949	650			
1809 BROADWAY BLVD		KIDD, GARY E TRUST			ALONSO, AILEEM					352	0.10	acres
03-ARM'S LENGTH												
41-07-201-064		05/06/2021	\$5,000	\$6.89	1 STY	401 3	726	1920	0			
1029 NELSON ST		COONS, LOIS E			ADKINS, JASON C					396	0.09	acres
03-ARM'S LENGTH												
41-05-354-014		07/29/2021	\$20,000	\$11.89	2 STORY	401 3	1,682	1918	792			
1550 BENNETT AVE		ASSAF CONDON, ANTHONY J			CORTESE, JOSEPH F JR					0	0.11	acres
03-ARM'S LENGTH												
41-05-105-007		10/08/2021	\$5,000	\$5.15	1 STY	401 3	971	1920	777			
1522 WYOMING AVE		MINER, ROBERT			TATE, DAMON					0	0.10	acres
03-ARM'S LENGTH												
41-05-357-027		10/21/2021	\$10,051	\$8.50	2 STORY	401 3	1,183	1907	612			
1910 LEWIS ST		GENESEE COUNTY LAND BANK AUTHORITY			ZUCCARO, ASA S					0	0.10	acres
13-GOVERNMENT												
41-05-301-010		12/15/2021	\$500	\$0.00		402 3	0	0	0			
1434 DELAWARE AVE		GENESEE COUNTY LAND BANK AUTHORITY			GIBSON, JOYCE A					0	0.10	acres
13-GOVERNMENT												
Averages			\$15,372	\$15.55			846	1648				

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
R - 240-ROXANA												
41-05-226-025		09/07/2021	\$40,000	\$55.56	1 STY	401 3	720	1928	636			
2513 THOM ST 03-ARM'S LENGTH		GALLIA, JOYCE			THORNBURG, LISA					280	0.21	acres
41-05-252-029		12/14/2021	\$2,500	\$2.71	1 STY	401 3	924	2	783			
2318 THOM ST 21-NOT USED/OTHER		SAWYER, RYAN C			HUMPHREY, CURTIS					400	0.19	acres
41-05-276-036		10/15/2021	\$0	\$0.00	1 STY	401 3	836	1923	836			
2510 THOM ST 09-FAMILY		HENNESSY, MARIE			HENNESSY, DALE & MARIE					252	0.37	acres
41-05-260-005		04/23/2021	\$10,500	\$12.12	1 STY	401 3	866	1920	720			
2214 MARYLAND AVE 03-ARM'S LENGTH		MADUAF GLOBAL VENTURES			FAFOWORA, O & HUSB FABUNMI, O					0	0.10	acres
41-05-276-033		06/23/2021	\$14,000	\$17.16	1 STY	401 3	816	1925	816			
2517 LEITH ST 03-ARM'S LENGTH		YOUNG, DONALD L			ACCURSO, JOHN & WF LI CHING & CHARL					0	0.20	acres
41-05-276-029		10/15/2021	\$0	\$0.00		001 3	0	0	0			
2509 LEITH ST 09-FAMILY		HENNESSY, MARIE			HENNESSY, DALE & MARIE					0	0.11	acres
41-05-260-001		12/02/2021	\$1	\$0.00	2 STORY	401 3	1,248	1918	624			
2202 MARYLAND AVE 09-FAMILY		PADILLA, TINA			NOYCE, RANDI					484	0.10	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-05-276-027		12/17/2021	\$7,000	\$8.86	1.25 STY	401 3	790	1928	660			
2501 LEITH ST		DEAR, DANIEL			WILTSHIRE, KAYODE					0	0.11	acres
03-ARM'S LENGTH												
Averages			\$9,250	\$12.05			775	1443				

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 245-ROXANA

41-04-102-034 3009 WYOMING AVE 03-ARM'S LENGTH		06/29/2021	\$39,900	\$42.63	1 STY	401 3	936	1955	0		
		HECKEL, CATHERINE & MCLAIN, LEAH M			RICHARDS, DAVID W & WF CYNTHIA D					330	0.12 acres

41-04-104-009 2836 COLORADO AVE 03-ARM'S LENGTH		07/02/2021	\$23,000	\$31.94	1 STY	401 3	720	1954	0		
		PERKINS, DANIEL E			KOMITOR, ALEXANDER & SAMUEL					0	0.10 acres

41-04-104-010 2902 COLORADO AVE 03-ARM'S LENGTH		07/02/2021	\$25,000	\$34.72	1 STY	401 3	720	1954	0		
		PERKINS, DANIEL E			KOMITOR, ALEXANDER & SAMUEL					0	0.10 acres

41-04-103-019 3022 WYOMING AVE 03-ARM'S LENGTH		08/12/2021	\$30,000	\$32.05	1 STY	401 3	936	1955	0		
		JOHNS, MICHAEL J			BROWN, KEVIN					0	0.12 acres

47-33-376-087 3225 MC CLURE AVE 33-TO BE DETERMINED		08/20/2021	\$85,000	\$53.29	TRI-LEVEL	401 3	1,595	1965	418		
		SIMS, FRANK			WINES RUFF, JENNIFER L					0	0.15 acres

41-04-129-012 3144 COLORADO AVE 03-ARM'S LENGTH		09/08/2021	\$20,000	\$27.78	1 STY	401 3	720	1954	0		
		HAMBLIN, KATRINA M			DANE SELTZER PROPERTIES LLC					354	0.10 acres

41-04-128-040 3151 COLORADO AVE 03-ARM'S LENGTH		10/04/2021	\$15,000	\$20.83	1 STY	401 3	720	1954	0		
		SMITH, CURTIS C			STALLONE, JOEL & RENEE C					0	0.12 acres

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Acreage

41-04-107-002 3002 MONTANA AVE 03-ARM'S LENGTH		05/07/2021	\$53,000	\$71.62	1 STY	401 sq ft	740	1954	0			
		COOK, NICHOLAS			MAHDI, MUSTAFA					280	0.12	acres
41-04-102-003 2910 ARIZONA AVE 03-ARM'S LENGTH		05/11/2021	\$70,000	\$79.01	1.25 STY	401 sq ft	886	1955	672			
		HOWARTH, WILLIAM & WF DONNA			HAGON, ALEXIS R & HUSB LAWRENCE J					576	0.12	acres
41-04-130-017 3210 MONTANA AVE 03-ARM'S LENGTH		03/09/2021	\$59,000	\$68.29	1 STY	401 sq ft	864	1965	864			
		WELSH, RAYMOND E			HERNANDEZ PEREZ, JAVIER					0	0.12	acres
41-04-104-023 2827 MONTANA AVE 03-ARM'S LENGTH		05/20/2021	\$30,500	\$41.22	1 STY	401 sq ft	740	1954	0			
		SUMMIT RENTALS, LLC			JC CAPITAL FUNDING LLC					0	0.10	acres
41-04-129-008 3128 COLORADO AVE 03-ARM'S LENGTH		04/28/2021	\$27,500	\$26.04	1 STY	401 sq ft	1,056	1954	336			
		KENNEDY, MIKE			ALDRIDGE, STEPHANIE					319	0.10	acres
41-04-151-018 THOM ST 20-MULTI PARCEL SALE REF		08/11/2021	\$20,000	\$0.00		402 sq ft	0	0	0			
		ABONEAAJ, MOHAMMED & WF JODI			FOGLIO, SEBASTIAN					0	0.12	acres
47-33-376-107 3705 SUNRIDGE DR 33-TO BE DETERMINED		08/26/2021	\$25,000	\$24.65	1 STY	401 sq ft	1,014	1968	1,014			
		CRAWLEY, JESSE D			MILFORD, RONALD A REVOCABLE TRUST					0	0.12	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-04-126-021		11/20/2021	\$33,000	\$32.20	1 STY	401 3	1,025	1964	1,025			
3214 MC CLURE AVE		THOMAS, TIMOTHY & FISHER, TAMMY			CRAWLEY, JESSE D					486	0.15	acres
33-TO BE DETERMINED												
47-33-376-100		11/18/2021	\$18,000	\$17.70	1 STY	401 3	1,017	1968	1,017			
3611 SUNRIDGE DR		PARKINSON, TODD M			MANSFIELD, PHILIP					0	0.12	acres
03-ARM'S LENGTH												
Averages			\$35,791	\$38.81			858	1873				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 250-ROXANA

41-04-251-033 3501 DAKOTA AVE 03-ARM'S LENGTH		04/16/2021	\$27,500	\$22.94	1 STY	401 sq ft	1,199	1950	0		
		HOWARD, ALYSSA M			SNAPSHOT BPO LLC					384	0.28 acres
47-33-451-019 3601 TERM ST 03-ARM'S LENGTH		05/17/2021	\$100,000	\$56.92	1.75 STY	401 sq ft	1,757	1941	737		
		LOCKE, GLENN D & WF PATRICIA K			VALDEZ-FERNANDEZ, R & MATA, F					875	0.25 acres
41-04-277-002 3704 LEITH ST 03-ARM'S LENGTH		03/30/2021	\$26,400	\$35.48	1 STY	401 sq ft	744	1953	0		
		MCQUEEN, LISA			CRAWLEY, JESSE					0	0.12 acres
47-33-453-001 3602 RICHFIELD RD 03-ARM'S LENGTH		12/04/2020	\$45,000	\$52.63	1.25 STY	401 sq ft	855	1940	550		
		LINAI PROPERTIES, LLC			TREADWAY, JONATHON C					352	0.39 acres
41-04-251-042 3613 DAKOTA AVE 03-ARM'S LENGTH		01/05/2021	\$45,000	\$36.59	1 STY	401 sq ft	1,230	1950	0		
		PARKER, JIMMY D			WILLIAMS, MICHAEL J					676	0.28 acres
41-04-251-009 3414 LEITH ST 03-ARM'S LENGTH		07/06/2021	\$90,000	\$98.68	1 STY	401 sq ft	912	1949	0		
		HAZARD, BRIAN			HIER, KEVIN					480	0.28 acres
41-04-251-010 3420 LEITH ST 33-TO BE DETERMINED		08/10/2021	\$33,000	\$36.83	1 STY	401 sq ft	896	1949	0		
		BOLTON, JAY			SMITHVESTORS LLC					0	0.29 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
47-33-451-030		09/16/2021	\$68,000	\$64.58	1 STY	401 3	1,053	1967	1,148		
3702 N AVERILL AVE		ROSSMAN, ALISSA & ROSSMAN, KEITH			LARD JOHNSON, BETTY					440	0.41 acres
33-TO BE DETERMINED											
41-04-204-018		11/16/2021	\$77,200	\$66.67	1 STY	401 3	1,158	1953	0		
3225 STARKWEATHER ST		HOLLEY, DEJON			WILLIAMS WILSON, BREA					444	0.36 acres
03-ARM'S LENGTH											
47-33-452-027		12/22/2021	\$15,000	\$14.18	TWO UNIT	401 3	1,058	1946	921		
3905 HUGGINS ST		RONALDI, DANNY			CROAK, JOHN T IV					288	0.18 acres
03-ARM'S LENGTH											
Averages			\$52,710	\$48.55			1,086	1950			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
47-33-476-089		02/26/2021	\$68,000	\$85.97	1 STY	401 3	791	1972	791			
3825 DOLPHAINE LN		CHERNESKI, JOSEPH N			GRIMES, WAYNE D JR					384	0.12	acres
03-ARM'S LENGTH												
47-33-477-007		05/05/2021	\$78,017	\$84.53	1 STY	401 3	923	1962	869			
3702 ALDON LN		LYON, JAMES S/O JERRY & MARY ELLEN			SLOUGH, JOSHUA C					484	0.13	acres
03-ARM'S LENGTH												
47-33-478-002		05/13/2021	\$87,000	\$83.98	1 STY	401 3	1,036	1963	1,036			
3728 JOAL LN		PAGE, KRISTEN F			PATEL, BIMAL C					0	0.15	acres
03-ARM'S LENGTH												
41-04-276-013		09/08/2021	\$90,000	\$75.76	1 STY	401 3	1,188	1951	0			
3123 N CENTER RD		DUNN, EMILY N			CORONA, TERESA					336	0.63	acres
03-ARM'S LENGTH												
47-33-477-008		12/29/2021	\$91,000	\$73.62	BI-LEVEL	401 3	1,236	1962	0			
3618 ALDON LN		DUVAL, ASHLEY			JOHNSON, NATHANIEL C					303	0.13	acres
03-ARM'S LENGTH												
		Averages	\$75,151	\$73.36			1,072	1961				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 260-JEN

40-02-179-013
 2530 WALTER ST
 03-ARM'S LENGTH



02/10/2021	\$28,500	\$30.78	1.25 STY	401 3	926	1942	745		
COLMER, GENEVA L AKA JENNIE L				SAAVEDRA, MIGUEL A				400	0.12 acres

40-02-379-010
 1921 COPEMAN BLVD
 03-ARM'S LENGTH



01/29/2021	\$35,000	\$32.41	2 STORY	401 3	1,080	1929	864		
BRANSFORD, JELANI H SR				FRIZ, ERICK				308	0.12 acres

40-02-327-044
 2201 BROWNELL BLVD
 03-ARM'S LENGTH



12/21/2020	\$40,171	\$24.29	2 STORY	401 3	1,654	1930	878		
JINNAH, REBEKAH FKA SANDERS				MACHADO, ROSA B				360	0.22 acres

40-02-451-011
 1311 GREENWAY AVE
 03-ARM'S LENGTH



05/13/2021	\$20,000	\$13.58	2 STORY	401 3	1,473	1927	835		
MAS TAN INC				CARRALERO BLANCA, RICARDO				400	0.18 acres

40-02-377-003
 1701 GREENWAY AVE
 03-ARM'S LENGTH



09/24/2021	\$56,000	\$31.13	1.25 STY	401 3	1,799	1928	936		
WALKER, PHILLIP J L E				GONZALEZ, BRAULIO S & WF ADNALY				432	0.17 acres

40-02-178-018
 2510 BROWNELL BLVD
 03-ARM'S LENGTH



11/22/2021	\$30,000	\$32.89	1.25 STY	401 3	912	1942	723		
RADVANSKY, MARIA				TOYZAN, HEATHER A				240	0.13 acres

40-02-179-001
 2726 WALTER ST
 03-ARM'S LENGTH



11/17/2021	\$17,000	\$23.26	1 STY	401 3	731	1942	731		
GCJ CONSTRUCTION LLC				CAPSTRAW, JAMES				280	0.15 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-02-181-006		10/22/2021	\$5,250	\$7.13	1.25 STY	401 3	736	1943	720			
2620 TRUMBULL AVE		GRANT, KRISTIAN			LEE, ANTWONE V					0	0.12	acres
33-TO BE DETERMINED												
40-02-311-002		12/02/2021	\$27,500	\$23.15	1.25 STY	401 3	1,188	1928	1,030			
2231 COPEMAN BLVD		HIGHTOWER, DISHEEKA			SIMS, NAPOLEON					400	0.20	acres
33-TO BE DETERMINED												
Averages			\$26,126	\$21.62			1,198	1936				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										
R - 265-JEN										
40-02-426-009	08/05/2021	\$2,000	\$0.00		402 3	0	0	0		
2302 PROCTOR AVE	GENESEE COUNTY LAND BANK AUTHORITY			HATTER, JOSEPH E					0	0.12 acres
13-GOVERNMENT										
40-02-481-013	01/08/2021	\$24,000	\$18.32	TWO UNIT	401 3	1,310	1917	648		
909 W PATERSON ST	KERWIN, ROBERT K II & VAUGHN, DUSTI			PENN CAPITAL LLC					0	0.14 acres
03-ARM'S LENGTH										
40-02-283-022	01/27/2021	\$12,500	\$13.02	1.75 STY	401 3	960	1917	512		
2517 MT ELLIOTT AVE	CARTER, MIKE			2501 BROWN ST LLC					0	0.18 acres
03-ARM'S LENGTH										
40-02-427-020	03/22/2021	\$20,000	\$21.98	1 STY	401 3	910	1919	520		
2309 N CHEVROLET AVE	CAUDLE, MILAS N			ASIEDU, SAMUEL & ABA MENSAH, NANA					216	0.18 acres
03-ARM'S LENGTH										
40-02-427-014	05/09/2021	\$32,000	\$25.08	2 STORY	401 3	1,276	1917	568		
2218 MILBOURNE AVE	S&S MICHIGAN HOLDINGS LLC			ALDRIDGE, STEPHANIE					0	0.12 acres
03-ARM'S LENGTH										
40-02-457-016	03/31/2021	\$26,600	\$28.73	1.75 STY	401 3	926	1919	510		
1905 PROCTOR AVE	CASCADE FUNDING MORTGAGE TRUST HB5			JC & A GENERAL CONSTRUCTIONS INC					593	0.12 acres
11-FROM LENDING INSTITUTIC										
40-02-182-008	07/08/2021	\$15,000	\$12.86	2 STORY	401 3	1,166	1929	583		
1601 W RANKIN ST	WILMINGTON SVINGS FUND SOCIETY			WATSON, JOSHUA					0	0.15 acres
11-FROM LENDING INSTITUTIC										
Averages		\$18,871	\$17.14	935			1645			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 270-JEN

40-01-360-017 418 STOCKDALE ST 03-ARM'S LENGTH		02/24/2021	\$18,000	\$8.33	TWO UNIT	401 3	2,160	1912	780		
		RICKS, JOHNNIE L S/O DON E			JKO REAL ESTATE INVESTMENTS LLC				0	0.14	acres
40-01-304-006 409 W DAYTON ST 03-ARM'S LENGTH		07/09/2021	\$21,100	\$26.05	1.25 STY	401 3	810	1952	792		
		ALLEN, ROBERT L			CELESTRIN, ORLANDO & WF DIANA				308	0.10	acres
40-01-179-002 225 W TAYLOR ST 03-ARM'S LENGTH		10/11/2021	\$7,000	\$4.96	1 STY	401 3	1,412	1935	1,050		
		HOLLIDAY, GENE			TYSON AND ROSS REAL ESTATE				216	0.12	acres
40-01-330-004 227 GREEN ST 13-GOVERNMENT		10/21/2021	\$250	\$0.00		402 3	0	0	0		
		GENESEE COUNTY LAND BANK AUTHORITY			HANNAH, GEORGE JR & HANNAH, SHERRY				0	0.08	acres
40-01-377-037 2013 M L KING AVE 03-ARM'S LENGTH		01/21/2021	\$12,500	\$5.28	FOUR UNIT	401 3	2,366	1915	1,144		
		JONES, CAROL J & JAQUETTA			DMB ENTERPRISES LLC				308	0.10	acres
40-01-378-029 134 W PATERSON ST 03-ARM'S LENGTH		06/23/2021	\$11,000	\$6.34	2 STORY	401 3	1,736	1916	832		
		WATSON, ANTONIO			SEXTON, SHAWN				440	0.14	acres
40-01-377-043 223 ODETTE ST 03-ARM'S LENGTH		07/13/2021	\$26,900	\$16.46	2 STORY	401 3	1,634	1916	672		
		MORGAN, LAVANCE D			RODRIGUEZ, JESUS M				216	0.18	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-01-359-008		07/23/2021	\$22,000	\$19.23	2 STORY	401 3	1,144	1924	572		
523 GRACE ST		MADUAF GLOBAL VENTURE			MOORE, AINDREA					0	0.13 acres
03-ARM'S LENGTH											
40-01-331-004		11/08/2021	\$0	\$0.00	2 STORY	401 3	1,893	1920	940		
227 W HAMILTON AVE		COLEMAN, ANNA D AKA COLEMAN ANNA L			COLEMAN, ANNA L					360	0.12 acres
18-LIFE ESTATE											
40-01-380-028		10/26/2021	\$18,000	\$11.54	TWO UNIT	401 3	1,560	1926	780		
218 STOCKDALE ST		CHANEY, DEBORAH A & SHARONDA S			KNOWN AIM LLC					0	0.10 acres
03-ARM'S LENGTH											
40-01-352-005		11/12/2021	\$20,000	\$22.83	1 STY	401 3	876	1929	876		
409 W WITHERBEE ST		SCRUGGS, K & RILEY, J & WF T			PUVVADA, PHANI & KAVIKONDALA, SREED					400	0.12 acres
33-TO BE DETERMINED											
Averages			\$14,250	\$11.00			1,417	1750			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 280-ROXANA

41-05-452-022 2113 ARLINGTON AVE 03-ARM'S LENGTH		12/04/2020	\$25,000	\$22.81	1.25 STY	401 3	1,096	1948	946		
		DEGUISE, CHEYENNE D			MARTINEZ, YAMILE C					280	0.24 acres

41-05-478-003 2614 WOODROW AVE 19-MULTI PARCEL ARM'S LENGTH		02/22/2021	\$24,000	\$27.97	1 STY	401 3	858	1918	846		
		MURPHY, JAMES			SHOSHANI COHEN INVESTMENTS LLC					240	0.10 acres

41-05-485-026 2621 DAVISON RD 33-TO BE DETERMINED		08/20/2021	\$39,000	\$43.33	1.25 STY	401 3	900	1926	720		
		HARPER, LEE A SR			CARIBO PHARMACY SERVICES INC					0	0.11 acres

41-05-430-033 2521 WOODROW AVE 03-ARM'S LENGTH		10/01/2021	\$40,000	\$43.67	1 STY	401 3	916	1964	959		
		NICKERSON, VADA			ESPINOSA TOLEDO, ALEXANDER & ALEJAN					402	0.13 acres

41-05-477-032 2222 LEVERN ST 07-DEATH CERTIFICATE		08/25/2021	\$0	\$0.00	1 STY	401 3	882	1927	864		
		DIAMOND, JAMES								240	0.33 acres

41-05-454-043 2221 AMOS DR 03-ARM'S LENGTH		09/28/2021	\$24,000	\$32.43	1 STY	401 3	740	1927	0		
		A1 QUICK SERVICES LLC			HARRIS, RYAN					0	0.33 acres

41-05-408-035 2311 N VERNON AVE 33-TO BE DETERMINED		12/16/2021	\$14,000	\$10.39	1 STY	401 3	1,348	1959	1,311		
		JABLONSKI, DAN & WF CATHERINE			SANTIAGO, FRANCISCO S					576	0.22 acres

Averages	\$23,714	\$25.80				963	1938				
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 285-ROXANA

41-04-159-033 2801 BRANCH RD 03-ARM'S LENGTH		01/15/2021	\$24,900	\$34.58	1 STY	401 3	720	1950	0		
		BW 86 PROPERTIES CORP			RIGUERAS, ANGEL					432	0.13 acres
41-04-177-043 3231 DAKOTA AVE 03-ARM'S LENGTH		02/19/2021	\$71,400	\$83.22	1 STY	401 3	858	1946	0		
		DINKENS, MICHAEL R			GOOCH, AMY					0	0.26 acres
41-04-177-019 3208 LEITH ST 03-ARM'S LENGTH		03/05/2021	\$70,000	\$64.34	1 STY	401 3	1,088	1942	1,088		
		JSJN PROPERTIES LLC			BABCOCK, STEVEN M II					0	0.26 acres
41-04-177-040 3213 DAKOTA AVE 03-ARM'S LENGTH		03/19/2021	\$40,000	\$56.82	1 STY	401 3	704	1946	0		
		LOWE, MORRIS D ESTATE BY PR			DELECSIS, TAMARIT & OSMANY, FUERTES					280	0.26 acres
41-04-460-024 3613 DAVISON RD 03-ARM'S LENGTH		03/18/2021	\$27,000	\$35.16	1.25 STY	401 3	768	1928	512		
		ZANG CORPORATION			FLINT PROPERTIES 26 LLC					0	0.10 acres
41-04-457-021 3323 CHURCHILL AVE 03-ARM'S LENGTH		04/07/2021	\$55,000	\$38.33	2 STORY	401 3	1,435	1953	0		
		JACKSON, MONTRICE			RODAS SALAZAR, DAVID A					581	0.12 acres
41-04-457-019 3319 CHURCHILL AVE 03-ARM'S LENGTH		07/27/2021	\$27,200	\$26.98	1 STY	401 3	1,008	1927	0		
		S & S MICHIGAN HOLDINGS, LLC			RODAS SALAZAR, DAVID A					0	0.12 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Terms of Sale		Grantor			Grantee						
41-04-380-015		09/21/2021	\$14,000	\$17.81	1 STY	401 sq ft	786	1970	0		
3217 HOLLY AVE		ROBERTS, EDWARD A			ABOUSAMRA, WASSIM					396	0.10 acres
03-ARM'S LENGTH											
41-04-331-001		01/04/2021	\$35,000	\$33.78	1 STY	401 sq ft	1,036	1953	0		
3202 BEECHWOOD AVE		RHYAN, RICHARD M JR			MOSAIC PROPERTY SOLUTIONS INC					453	0.14 acres
03-ARM'S LENGTH											
41-04-379-008		01/25/2021	\$20,500	\$28.08	1 STY	401 sq ft	730	1923	646		
3120 BENNETT AVE		KIRTS, BRANDON A			SCHMITTER, NICHOLAS					252	0.10 acres
03-ARM'S LENGTH											
41-04-331-015		03/25/2021	\$36,000	\$38.34	1.25 STY	401 sq ft	939	1953	0		
3217 RISEDORPH AVE		JOHNSON, DAVE			BICKES, BRETT					0	0.13 acres
03-ARM'S LENGTH											
41-04-460-025		03/18/2021	\$27,000	\$32.30	1 STY	401 sq ft	836	1928	0		
3617 DAVISON RD		ZANG CORPORATION			FLINT PROPERTIES 26 LLC					0	0.10 acres
03-ARM'S LENGTH											
41-04-155-015		05/20/2021	\$55,000	\$58.20	1 STY	401 sq ft	945	1972	921		
2917 OKLAHOMA AVE		K2J2 PROPERTIES LLC			LLOYD, CRAIG					0	0.11 acres
19-MULTI PARCEL ARM'S LENGTH											
41-04-180-006		05/20/2021	\$30,500	\$42.36	1 STY	401 sq ft	720	1955	0		
3222 MARYLAND AVE		SUMMIT MANAGEMENT GROUP LTD MI			JC CAPITAL FUNDING LLC					0	0.13 acres
03-ARM'S LENGTH											

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
41-04-333-019 2415 N AVERILL AVE 03-ARM'S LENGTH		06/29/2021 PENOYER, SCOTT W	\$53,500	\$60.93	1 STY	401 3	878	1953	864		461	0.17 acres
41-04-379-017 3127 HOLLY AVE 03-ARM'S LENGTH		06/17/2021 SHUR, MICHAEL & PATRICIA	\$20,000	\$26.39	1 STY	401 3	758	1953	758		455	0.13 acres
41-04-332-019 3119 WOODROW AVE 03-ARM'S LENGTH		07/01/2021 BLANKENSHIP, BRETT A	\$105,000	\$160.06	1 STY	401 3	656	1926	0		373	0.12 acres
41-04-380-014 3213 HOLLY AVE 03-ARM'S LENGTH		08/20/2021 LOGAN, FONTAINE	\$20,000	\$25.03	1 STY	401 3	799	1923	0		0	0.10 acres
41-04-384-009 3236 DALE AVE 03-ARM'S LENGTH		09/09/2021 BECHLER, KRISTA	\$33,000	\$39.29	1 STY	401 3	840	1955	0		384	0.10 acres
41-04-176-025 3237 LEITH ST 19-MULTI PARCEL ARM'S LENGTH		09/09/2021 ZANG CORPORATION	\$80,000	\$121.21	1 STY	401 3	660	1946	660		308	0.17 acres
41-04-384-008 3232 DALE AVE 03-ARM'S LENGTH		10/18/2021 MATJAZIC, TYLER K	\$12,500	\$16.28	1 STY	401 3	768	1946	768		220	0.10 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-04-459-022		12/10/2021	\$12,500	\$14.83	1.5 STY	401 3	843	1927	603			
3401 DAVISON RD		WEST REALTY, LLC			LOZON, MATTHEW & BRITTANY					0	0.10	acres
03-ARM'S LENGTH												
41-04-460-016		12/14/2021	\$23,500	\$24.28	1 STY	401 3	968	1928	968			
3509 DAVISON RD		PHH MORTGAGE CORPORATION			MAYOLI, MARLON					440	0.10	acres
11-FROM LENDING INSTITUTIC												
Averages			\$38,848	\$46.90			858	1944				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 290-ROXANA

41-04-277-089 3701 DAKOTA AVE 03-ARM'S LENGTH		05/20/2021	\$114,500	\$69.86	TRI-LEVEL	401 3	1,639	1959	520		
		SAUNDERS, MICHAEL & WF CHELSEA			HENDRICKS, T & WF LAFOREST, M					728	0.20 acres
41-04-428-022 3829 BEECHWOOD AVE 03-ARM'S LENGTH		06/01/2021	\$109,000	\$114.26	1 STY	401 3	954	1956	918		
		SLUPKA, DARREN L			GADANY, JOHN JR					432	0.12 acres
41-04-433-019 3717 WHITTIER ST 03-ARM'S LENGTH		05/26/2021	\$40,000	\$41.93	1 STY	401 3	954	1955	918		
		BUSCHUR, ROBERT ESTATE			LANDMARK NORTH LLC					484	0.12 acres
41-04-478-006 3818 HOLLY AVE 03-ARM'S LENGTH		05/24/2021	\$85,000	\$93.82	1 STY	401 3	906	1962	870		
		MARTIN, TODD A			HEAVNER, RYAN & BALDWIN, AUTUM					386	0.12 acres
41-04-434-016 3813 WHITTIER ST 03-ARM'S LENGTH		07/13/2021	\$60,000	\$62.89	1 STY	401 3	954	1955	918		
		JONES, DEONTE			TAYLOR, TIARA					0	0.12 acres
41-04-428-012 3842 DELAWARE AVE 03-ARM'S LENGTH		07/16/2021	\$120,000	\$125.52	1 STY	401 3	956	1956	918		
		WAGNER, VICKY L			CONLIFFE, CHARDAI					576	0.15 acres
41-04-455-006 3316 HOLLY AVE 03-ARM'S LENGTH		07/12/2021	\$51,000	\$49.09	1.25 STY	401 3	1,039	1955	845		
		PARKER, THOMAS			LAIRD, JENNIFER A					0	0.12 acres

75

Acreage

41-04-434-009 3834 WOODROW AVE 03-ARM'S LENGTH		05/27/2021	\$65,000	\$68.13	1 STY	401 sq ft	954	1955	918	581	0.12	acres
41-04-427-017 3709 BEECHWOOD AVE 03-ARM'S LENGTH		06/25/2021	\$115,000	\$120.55	1 STY	401 sq ft	954	1956	918	360	0.12	acres
41-04-429-003 3710 BEECHWOOD AVE 03-ARM'S LENGTH		05/13/2021	\$40,000	\$41.93	1 STY	401 sq ft	954	1956	918	0	0.12	acres
41-04-429-026 3741 RISEDORPH AVE 03-ARM'S LENGTH		06/09/2021	\$120,000	\$125.79	1 STY	401 sq ft	954	1955	918	432	0.12	acres
41-04-477-005 3718 HOLLY AVE 03-ARM'S LENGTH		06/30/2021	\$102,000	\$111.84	1 STY	401 sq ft	912	1961	872	0	0.12	acres
41-04-279-001 3702 MARYLAND AVE 03-ARM'S LENGTH		07/16/2021	\$120,000	\$116.85	1 STY	401 sq ft	1,027	1957	1,027	673	0.18	acres
41-04-427-004 3710 DELAWARE AVE 03-ARM'S LENGTH		07/23/2021	\$103,000	\$107.97	1 STY	401 sq ft	954	1956	918	576	0.12	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
41-04-434-008 3830 WOODROW AVE 03-ARM'S LENGTH		08/31/2021 \$124,000 \$129.98 MERROW, DARYL		1 STY 401 sq ft 954 1955 918							315	0.12 acres
41-04-431-019 3717 WOODROW AVE 03-ARM'S LENGTH		07/19/2021 \$60,000 \$62.89 AC REAL PROPERTIES		1 STY 401 sq ft 954 1955 918							0	0.12 acres
41-04-477-009 3730 HOLLY AVE 33-TO BE DETERMINED		09/09/2021 \$93,000 \$102.88 WILSON TREMAINE RENTAL LLC		1 STY 401 sq ft 904 1962 864							491	0.11 acres
41-04-476-026 3838 WHITTIER ST 33-TO BE DETERMINED		09/08/2021 \$106,500 \$111.64 PATTINSON, GREGORY & WF CHANDRA		1 STY 401 sq ft 954 1955 918							252	0.12 acres
41-04-429-004 3714 BEECHWOOD AVE 03-ARM'S LENGTH		09/24/2021 \$111,000 \$116.35 SCHROEDER, LORINDA		1 STY 401 sq ft 954 1956 918							363	0.12 acres
41-04-476-061 3802 BENNETT AVE 03-ARM'S LENGTH		09/30/2021 \$100,000 \$67.07 CENTRAL BAPTIST CHURCH		1 STY 401 sq ft 1,491 1963 1,059							0	0.28 acres
41-04-453-007 3316 BENNETT AVE 03-ARM'S LENGTH		10/07/2021 \$128,000 \$142.22 SPIELMAKER, ERICH G & WF GLORIA D		1.25 STY 401 sq ft 900 1953 686							528	0.11 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-04-434-009		10/29/2021	\$115,900	\$121.49	1 STY	401 3	954	1955	918		
3834 WOODROW AVE 33-TO BE DETERMINED		CRAWLEY, KEVIN			DAFE DAVID, OGHENEYOMA					581	0.12 acres
41-04-452-004		11/12/2021	\$45,000	\$50.34	1.25 STY	401 3	894	1954	686		
3514 WHITTIER ST 03-ARM'S LENGTH		PAVICH, DONALD & PAVICH, JAMES			COOPER, PAUL D					280	0.11 acres
41-04-433-024		11/30/2021	\$95,000	\$99.58	1 STY	401 3	954	1955	918		
3737 WHITTIER ST 03-ARM'S LENGTH		THEISEN, MARY M			MOORING, JULIE L					352	0.12 acres
		Averages	\$88,929	\$89.79			1,012	1957			

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 295-JEN

40-03-427-014 2009 SENECA ST 03-ARM'S LENGTH		12/23/2021	\$78,000	\$68.72	1 STY	401 3	1,135	1955	1,135		
		STRAHAM, LENORA			MINCEY, ARDELIA & ROBINSON, JAMAL					335	0.12 acres
40-11-102-010 2925 CLEMENT ST 03-ARM'S LENGTH		12/16/2020	\$70,000	\$63.75	2 STORY	401 3	1,098	1953	863		
		JORDAN, EARL & WF WILLIE FKA DIRREL			BRONSON, BENJAMIN					352	0.15 acres
40-03-477-018 1901 SENECA ST 03-ARM'S LENGTH		12/22/2020	\$74,900	\$52.71	2 STORY	401 3	1,421	1954	588		
		JOHNSON, DWIGHT & WF BRENDA			DELTS, NATALIE C					0	0.10 acres
40-02-359-012 3007 CLEMENT ST 03-ARM'S LENGTH		06/28/2021	\$78,000	\$71.10	1 STY	401 3	1,097	1953	1,097		
		FISHER, MATIKA M			GRIFFIN, GLEN					440	0.17 acres
40-02-379-015 2102 WINONA ST 03-ARM'S LENGTH		10/11/2021	\$97,000	\$36.10	TRI-LEVEL	401 3	2,687	1956	0		
		MCQUARTER, ANGELA			WARD, SHEBRA L					522	0.18 acres
40-02-351-018 3022 BEGOLE ST 03-ARM'S LENGTH		11/17/2021	\$25,000	\$23.92	1 STY	401 3	1,045	1953	1,045		
		Z&L RENTAL PROPERTIES LLC			JIMEREZ, IRWING					0	0.15 acres
40-02-356-022 2914 CONCORD ST 03-ARM'S LENGTH		12/03/2021	\$80,000	\$67.17	2 STORY	401 3	1,191	1946	780		
		FRIERSON, ALISHA R			JOLLY, TAKEYA					334	0.19 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-02-358-007		06/19/2021	\$30,000	\$27.35	2 STORY	401 3	1,097	1954	863		
2925 CONCORD ST		BOONE, DELANDREA			J & S REALTY SOLUTIONS LLC					418	0.15 acres
33-TO BE DETERMINED											
40-03-427-002		05/20/2021	\$63,000	\$62.38	1 STY	401 3	1,010	1958	984		
2010 WABASH AVE		ESTATE OF KOGER, LELA M			WHITFIELD, ADRIAN					322	0.14 acres
03-ARM'S LENGTH											
40-03-477-004		07/13/2021	\$29,000	\$28.13	2 STORY	401 3	1,031	1945	825		
3309 BEGOLE ST		PERRY, AARON			REYES MELENDEZ, R M & TORRES, G					0	0.10 acres
03-ARM'S LENGTH											
Averages			\$62,490	\$50.13			1,281	1953			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 300-JEN

40-10-227-030 3240 PROSPECT ST 03-ARM'S LENGTH		12/30/2020	\$80,000	\$45.45	TRI-LEVEL	401 3	1,760	1973	518		
		ALAOUIE, ABIR			BROWN, LATRESE				624	0.18	acres
40-10-227-003 3307 MACKIN RD 03-ARM'S LENGTH		10/04/2021	\$78,000	\$57.99	1 STY	401 3	1,345	1957	1,289		
		RANDLE, SONYA			GARCIA, ROBERTO L				256	0.15	acres
40-10-229-038 3217 PROSPECT ST 03-ARM'S LENGTH		05/14/2021	\$160,000	\$42.25	2 STORY	401 3	3,787	1977	1,228		
		DREW, BERNARD & DREW, CHRISTEL			HAMLETT, DASLYNN & COULTER, YVONNE				419	0.37	acres
40-10-202-022 1345 SAN JUAN DR 03-ARM'S LENGTH		11/24/2021	\$172,000	\$75.27	2 STORY	401 3	2,285	1967	774		
		DABNEY, LASHANDA S			ANTHONY, HERMAN				434	0.18	acres
		Averages	\$122,500	\$55.24			2,294	1969			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 305-JEN

40-11-108-017 2944 WOLCOTT ST 03-ARM'S LENGTH		05/06/2021	\$29,000	\$29.12	1.25 STY	401 3	996	1956	780		
		ELROD, BONNIE			AL-YOUSIFY, AMMAR					0	0.09 acres
40-10-278-014 3119 RASKOB ST 03-ARM'S LENGTH		05/24/2021	\$24,000	\$33.76	1 STY	401 3	711	1958	686		
		EREMIA, JOSEPH ESTATE			CHAPMAN, TEKOA N					0	0.10 acres
40-10-278-015 3115 RASKOB ST 03-ARM'S LENGTH		05/24/2021	\$24,000	\$33.76	1 STY	401 3	711	1958	686		
		EREMIA, JOSEPH ESTATE			WEBB, SARINA D					328	0.10 acres
40-11-105-002 3017 MACKIN RD 03-ARM'S LENGTH		06/02/2021	\$25,000	\$17.18	1 STY	401 3	1,455	1961	0		
		DARROUGH, KEITH II			FRYER, VALERIE					352	0.09 acres
40-10-278-027 3128 SLOAN ST 03-ARM'S LENGTH		04/07/2021	\$13,000	\$15.10	1.25 STY	401 3	861	1957	672		
		CONTRERAS, ROBERT			RLV MICHIGAN RENTAL PROPERTIES LLC					308	0.10 acres
40-11-105-003 3013 MACKIN RD 03-ARM'S LENGTH		05/04/2021	\$18,000	\$15.19	1.25 STY	401 3	1,185	1920	0		
		MURPHY, ALEXANDER J			MENDOZA, EVELYN					360	0.09 acres
40-10-278-029 3120 SLOAN ST 03-ARM'S LENGTH		08/24/2021	\$23,000	\$39.93	1 STY	401 3	576	1952	0		
		WHITAKER INVESTMENTS LLC			AMB CONSULTING LLC					0	0.10 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-10-230-010		12/22/2021	\$26,500	\$26.61	1.25 STY	401 3	996	1956	780			
3018 WOLCOTT ST		ZALENSKI, NICKOLAS			SANTONIO, AMADOR					308	0.09	acres
03-ARM'S LENGTH												
		Averages	\$22,813	\$26.33				936	1952			

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 310-JEN

40-11-177-026 2718 WOLCOTT ST 03-ARM'S LENGTH		12/02/2020	\$28,000	\$26.87	1.25 STY	401 3	1,042	1952	807		
		PARKER & ASSOC CONSULTING, LLC		BROWN, STEPHANIE					280	0.10	acres
40-11-127-014 2823 MALLERY ST 03-ARM'S LENGTH		12/16/2020	\$57,500	\$44.37	1.25 STY	401 3	1,296	1944	720		
		GENESEE HOME BUYERS LLC		PINERO, JENNESSEY & ZALDUONDO, JESI					330	0.13	acres
40-11-130-001 1486 LAVENDER AVE 03-ARM'S LENGTH		02/25/2021	\$17,500	\$18.98	1.25 STY	401 3	922	1944	720		
		SAFADI INVESTMENTS, LLC		WANG, QING					400	0.14	acres
40-02-460-011 1708 FOREST HILL AVE 03-ARM'S LENGTH		03/11/2021	\$34,600	\$25.57	1.25 STY	401 3	1,353	1928	784		
		S&S MICHIGAN HOLDINGS LLC		TACKETT, RUSSELL & WF TERRIE					360	0.17	acres
40-11-179-032 2508 N STEVENSON ST 03-ARM'S LENGTH		03/23/2021	\$12,500	\$16.78	1 STY	401 3	745	1929	720		
		ROBERTSON, KATIE L		OPTIMAL REAL ESTATE INVESTMENTS LLC					280	0.12	acres
40-02-381-004 2847 BEGOLE ST 03-ARM'S LENGTH		03/23/2021	\$22,000	\$23.40	1.25 STY	401 3	940	1945	720		
		CAMPANELLA, JOEL G		KELLAR, DARIUIS E					0	0.12	acres
40-11-127-032 1501 LAVENDER AVE 03-ARM'S LENGTH		01/08/2021	\$17,000	\$18.42	1.25 STY	401 3	923	1944	720		
		MORGAN, DEQUANN A		GONZALEZ, MARIO					484	0.16	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
40-11-326-026 2620 SLOAN ST 03-ARM'S LENGTH		05/14/2021 HILLIS, KATRINA J	\$15,000	\$20.69	1 STY PUVVADA, PHANI & WF KAVIKONDALA, S	401 3	725	1928	704		552	0.19 acres
40-11-179-002 1310 FOREST HILL AVE 03-ARM'S LENGTH		07/23/2021 BLUE CAPITAL HOLDINGS LLC	\$18,500	\$25.69	1 STY KENNEDY, MIKE	401 3	720	1941	720		280	0.13 acres
40-11-179-033 2502 N STEVENSON ST 03-ARM'S LENGTH		06/04/2021 ROBERTSON, KATIE L	\$25,500	\$16.23	1.25 STY PUVVADA, PHANI & KAVIKONDALA, SREED	401 3	1,571	1929	908		528	0.13 acres
40-11-182-008 2743 BERKLEY ST 03-ARM'S LENGTH		04/09/2021 BARNES, SHARON & WYATT	\$26,000	\$30.16	1 STY OFFER GEEK HOMES LLC	401 3	862	1953	862		400	0.11 acres
40-11-202-027 2414 MALLERY ST 03-ARM'S LENGTH		08/19/2021 YANG, YU TAN	\$33,000	\$35.26	1 STY ALDRIDGE, STEPHANIE & PUGH, MATTHEW	401 3	936	1928	828		360	0.11 acres
40-11-130-004 2713 CONCORD ST 21-NOT USED/OTHER		10/15/2021 GOLDEN STATE INVESTMENTS BY MJ LLC	\$6,800	\$9.34	1 STY ALL ABOUT INVESTMENTS GROUP LLC	401 3	728	1945	720		0	0.11 acres
40-11-129-024 2828 CLEMENT ST 03-ARM'S LENGTH		01/26/2021 WRIGHT, LASHONDA T	\$56,000	\$59.32	1.25 STY GRIFFIS, JCEEKA	401 3	944	1944	720		344	0.12 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage	
		<i>Grantor</i>											
40-11-180-010 2739 N STEVENSON ST <i>03-ARM'S LENGTH</i>		03/01/2021	\$58,000	\$47.35	1.25 STY	401 3	1,225	1952	807		280	0.12	acres
		AVENUE II LLC			DAVIS, MICHAEL								
40-11-158-023 1159 LAVENDER AVE <i>03-ARM'S LENGTH</i>		04/23/2021	\$17,500	\$19.80	1 STY	401 3	884	1951	884		280	0.15	acres
		PARKER, DAVID M & WF FELICIA F			NAPIER, LEO								
40-11-203-006 2517 MALLERY ST <i>03-ARM'S LENGTH</i>		04/28/2021	\$33,900	\$35.72	1.25 STY	401 3	949	1929	759		520	0.12	acres
		GOLDEN STATE INVESTMENTS BY MJ LLC			JMD CAPITAL GROUP LLC								
40-11-204-022 2506 CLEMENT ST <i>03-ARM'S LENGTH</i>		06/18/2021	\$16,000	\$12.18	2 STORY	401 3	1,314	1929	535		0	0.12	acres
		GALENTINE, MICHAELA FKA WARREN			ANTUNEZ, LISET								
40-11-127-019 1515 LAVENDER AVE <i>03-ARM'S LENGTH</i>		07/23/2021	\$33,000	\$35.75	1.25 STY	401 3	923	1944	720		450	0.16	acres
		S & S MICHIGAN HOLDINGS, LLC			QUEVEDO ROJAS, SISSY & JIMENEZ, RAU								
40-11-177-028 2710 WOLCOTT ST <i>03-ARM'S LENGTH</i>		06/04/2021	\$32,500	\$26.99	1.25 STY	401 3	1,204	1952	818		320	0.10	acres
		CONNOR, TYANNA			ROSENCRANTS, ERIC								
40-11-182-029 2718 RASKOB ST <i>33-TO BE DETERMINED</i>		09/02/2021	\$25,000	\$24.78	1.25 STY	401 3	1,009	1951	807		462	0.11	acres
		MELECH PROPERTIES LLC			FERIA, HUGO								

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-11-182-008		09/01/2021	\$56,000	\$64.97	1 STY	401 3	862	1953	862		
2743 BERKLEY ST 03-ARM'S LENGTH		OFFER GEEK HOMES LLC			LYNUS INVESTMENTS LLC					400	0.11 acres
40-11-184-003		08/30/2021	\$74,000	\$63.25	2 STORY	401 3	1,170	1953	572		
1156 LAVENDER AVE 33-TO BE DETERMINED		KALAT, MICHAEL S			COLEMAN, JASMINE					0	0.11 acres
40-11-179-002		05/17/2021	\$11,900	\$16.53	1 STY	401 3	720	1941	720		
1310 FOREST HILL AVE 33-TO BE DETERMINED		KENNEDY, MIKE			MID NIGHT COAL COMPANY LLC					280	0.13 acres
Averages			\$30,321	\$29.93	999			1942			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 315-JEN

40-11-233-003 2317 MALLERY ST 03-ARM'S LENGTH		02/09/2021	\$12,000	\$10.20	TWO UNIT	401 3	1,176	1929	768		
		HOLIFIELD, BETTY L TRUST			BACK, DAVID					0	0.12 acres
40-11-280-024 2022 PROSPECT ST 03-ARM'S LENGTH		02/10/2021	\$25,000	\$34.34	1 STY	401 3	728	1927	728		
		HUSIC, JASMIN			RR47 INVESTMENTS LLC					364	0.11 acres
40-11-429-012 1713 N STEVENSON ST 03-ARM'S LENGTH		04/02/2021	\$16,000	\$22.22	1 STY	401 3	720	1927	720		
		BOVINET, RICKEY W			FAMBRO, ADREAMA S					216	0.12 acres
40-11-233-003 2317 MALLERY ST 03-ARM'S LENGTH		02/25/2021	\$18,000	\$15.31	TWO UNIT	401 3	1,176	1929	768		
		BACK, DAVID			BANOS, ALFREDO S					0	0.12 acres
40-11-280-008 2021 MACKIN RD 03-ARM'S LENGTH		09/03/2021	\$30,000	\$33.71	1 STY	401 3	890	1926	861		
		MADUAF GLOBAL VENTURE			MENENDEZ, JESSI & VILLALTA, MARIA					374	0.12 acres
40-11-402-012 2536 SLOAN ST 33-TO BE DETERMINED		09/16/2021	\$15,000	\$18.96	1 STY	401 3	791	1925	777		
		WRIGHT, MONTRELL			OWENS, NICHELAS					252	0.12 acres
40-11-280-010 2013 MACKIN RD 33-TO BE DETERMINED		09/15/2021	\$17,500	\$14.08	2 STORY	401 3	1,243	1930	645		
		CAVETT, ROBERT			HARIS HOLDINGS LLC					240	0.12 acres

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-11-278-051 2018 BARTH ST 03-ARM'S LENGTH		09/29/2021 KNOPF, CHRISTOPHER W	\$3,000	\$3.68	1 STY	401 3	816	1927	768		216	0.23 acres
40-11-431-011 1909 RASKOB ST 03-ARM'S LENGTH		01/29/2021 HAMLETT, DASIA	\$25,000	\$30.64	1 STY	401 3	816	1929	816		324	0.12 acres
40-11-226-003 939 WELCH BLVD 03-ARM'S LENGTH		03/08/2021 BARBER, JEWEL A	\$25,000	\$18.60	1.25 STY	401 3	1,344	1926	896		400	0.19 acres
40-11-405-003 1202 N CHEVROLET AVE 03-ARM'S LENGTH		05/11/2021 TROUSER, JOSHUA	\$55,000	\$16.63	TWO UNIT	401 3	3,307	1947	816		618	0.19 acres
40-11-402-016 2520 SLOAN ST 03-ARM'S LENGTH		03/13/2021 FREE INVESTMENTS LLC	\$18,500	\$23.99	2 STORY	401 3	771	1923	432		360	0.12 acres
40-11-476-006 1917 SLOAN ST 03-ARM'S LENGTH		07/09/2021 KERRIGAN, MARGARET A	\$28,500	\$39.15	1 STY	401 3	728	1927	720		352	0.11 acres
40-11-402-007 2423 RASKOB ST 03-ARM'S LENGTH		08/19/2021 KENNEDY, MIKE	\$27,000	\$40.18	1 STY	401 3	672	1925	672		360	0.12 acres
					GARCIA, FRANCISCO & KRISTINE LIV TR							

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-11-405-003		09/24/2021	\$76,000	\$22.98	TWO UNIT	401 3	3,307	1947	816			
1202 N CHEVROLET AVE		YU, JUNJIE			JAD PROPERTY HOLDINGS LLC					618	0.19	acres
03-ARM'S LENGTH												
40-11-407-047		12/20/2021	\$30,000	\$24.92	1.25 STY	401 3	1,204	1924	624			
2126 FLUSHING RD		LUNDBERG, DANIEL & WF KAPRICE			WALKER, ANGELA D					370	0.14	acres
03-ARM'S LENGTH												
Averages			\$26,344	\$23.10			1,231	1929				
R - 320-JEN												
40-12-106-014		03/03/2021	\$19,900	\$12.13	2 STORY	401 3	1,641	1926	742			
1632 EUCLID AVE		BLUE CAPITAL HOLDINGS LLC			RODRIGUEZ, ROSENDO E					400	0.19	acres
03-ARM'S LENGTH												
40-12-106-015		03/16/2021	\$35,000	\$19.84	2 STORY	401 3	1,764	1920	969			
1626 EUCLID AVE		STEPNEY, ANTON			SHINWAR, FAHEMA					360	0.19	acres
03-ARM'S LENGTH												
40-12-106-030		10/18/2021	\$45,000	\$18.04	2 STORY	401 3	2,495	1923	1,261			
1615 STONE ST		RUSSELL, BRIENNA			MONROE, JOSHUA					330	0.18	acres
03-ARM'S LENGTH												
Averages			\$33,300	\$16.67			1,967	1923				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 325-JEN

40-12-301-007
 1252 NIAGARA AVE
 03-ARM'S LENGTH



12/02/2020	\$30,000	\$31.25	1 STY	401 3	960	1924	816		
AYDELOTT, TREVOR & DUNN, JENNIFER			OBRIEN, DONNA M TRUST					216	0.14 acres

40-12-301-036
 1201 VINCENT AVE
 03-ARM'S LENGTH



05/28/2021	\$7,000	\$13.46	1 STY	401 3	520	1938	0		
WATKINS, IAN L			T C DEALS LLC					0	0.10 acres

40-12-352-009
 1122 EIGHTH AVE
 03-ARM'S LENGTH



11/04/2021	\$24,000	\$31.25	1 STY	401 3	768	1927	768		
HOWARD, DARRYL & WF STEPHANIE			SALMAN INVESTEMENT LLC					0	0.11 acres

40-12-306-013
 916 EIGHTH AVE
 03-ARM'S LENGTH



11/02/2021	\$5,000	\$0.00		402 3	0	0	0		
LASLEY, ROBERT JR			PROSPECT INVESTMENT COMPANY LLC					0	0.11 acres

40-12-156-032
 1410 BEGOLE ST
 03-ARM'S LENGTH



06/01/2021	\$44,900	\$35.98	2 STORY	401 3	1,248	1920	624		
CHAPMAN, DOUGLAS H ESTATE			BEARDEN, SARAH					0	0.14 acres

Averages	\$22,180	\$22.39			699	1542			
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 330-JEN

40-12-129-026 1607 GARLAND ST 03-ARM'S LENGTH		12/29/2020	\$55,000	\$37.01	2 STORY	401 3	1,486	1918	849		
		METRO HOUSING PARTNERSHIP INC			WILLIAMS, DONTE & WF TIA					0	0.15 acres
40-12-179-042 1305 N GRAND TRAVERSE 03-ARM'S LENGTH		01/25/2021	\$18,000	\$12.78	2 STORY	401 3	1,408	1920	624		
		CAVETT, ROBERT J			PUVVADA, PHANI & WF KAVIKONDALA, S					0	0.08 acres
40-12-253-026 1206 MASON ST 13-GOVERNMENT		11/08/2021	\$2,200	\$1.79	2 STORY	401 3	1,232	1920	616		
		GENESEE COUNTY TREASURER			DEAR, DANIEL					0	0.14 acres
Averages			\$25,067	\$17.19			1,375	1919			

R - 335-JEN

40-12-277-029 1303 ROOT ST 03-ARM'S LENGTH		07/01/2021	\$20,000	\$11.86	TWO UNIT	401 3	1,686	1900	888		
		CHEATHAM HENRY			RICHMOND CHEYNG, CINDY					0	0.07 acres
40-01-461-018 225 PAGE ST 33-TO BE DETERMINED		10/28/2021	\$6,500	\$5.28	2 STORY	401 3	1,232	1912	520		
		WILLIAMS, JAMES E			REASON, RAHMEEN A					0	0.12 acres
Averages			\$13,250	\$8.57			1,459	1906			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

5 SMITH VILLAGE-JEN

40-12-282-067 1129 CHIPPEWA ST 03-ARM'S LENGTH		11/03/2021	\$155,000	\$87.87	1 STY	401 3	1,764	2013	1,764		
		COTTON, TYRA T FKA HARRIS, TYRA			SLAPPY, ZETTER				565	0.26	acres
40-12-277-040 1321 ROOT ST 03-ARM'S LENGTH		12/15/2021	\$150,000	\$87.11	1 STY	401 3	1,722	2013	1,722		
		MANCIA-DILLET, ANGELA S			KNOTT, TRESHA & GRETA M				460	0.37	acres
		Averages	\$152,500	\$87.49			1,743	2013			

R - 345-ROXANA

41-07-282-052 1233 POPLAR ST 03-ARM'S LENGTH		04/09/2021	\$25,000	\$11.85	2 STORY	401 3	2,110	1914	1,055		
		LEWIS, JOHN			CRANE, JASON D					0	0.23 acres
41-08-153-017 1415 POPLAR ST 03-ARM'S LENGTH		10/20/2021	\$14,000	\$11.59	2 STORY	401 3	1,208	1910	636		
		HELKOWSKI, DANNY			SHUSTOCK, EZEKIEL & HENNING, GABRIE					0	0.14 acres
41-07-286-007 1322 POPLAR ST 03-ARM'S LENGTH		12/23/2020	\$20,000	\$10.93	TWO UNIT	401 3	1,829	1900	1,169		
		CHALFANT, OCIE M			KEEN, JASON					0	0.20 acres
41-07-284-008 1368 ROOSEVELT AVE 03-ARM'S LENGTH		10/15/2021	\$24,900	\$14.04	TWO UNIT	401 3	1,774	1916	1,212		
		BARRY, DARREN & WF JAMIE L			GETTY, DIANE L					252	0.14 acres
Averages			\$20,975	\$12.10			1,730	1910			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 350-ROXANA

41-08-105-018 1445 KEARSLEY PARK BLVD 03-ARM'S LENGTH		12/03/2020	\$47,500	\$37.49	TWO UNIT	401 3	1,267	1919	576		
		BLUE CAPITAL HOLDINGS LLC			JC CAPITAL FUNDING LLC					0	0.08 acres

41-08-185-003 1710 KANSAS AVE 03-ARM'S LENGTH		04/20/2021	\$24,900	\$20.21	TWO UNIT	401 3	1,232	1930	704		
		HALL, JOSEPH			MACHADO, ABIGAIL					576	0.13 acres

41-08-183-001 1702 NEBRASKA AVE 19-MULTI PARCEL ARM'S LENGTH		04/19/2021	\$22,000	\$22.47	1.25 STY	401 3	979	1919	818		
		DRINKHORN, TABITHA C FKA INGERSOLL			GALENTINE, TROY					400	0.10 acres

41-08-138-009 1318 CRONK AVE 33-TO BE DETERMINED		08/19/2021	\$16,250	\$23.08	1 STY	401 3	704	1922	704		
		WHITESTONE BAY INC			AHADI, BEHTASH & KHALIDA					240	0.11 acres

41-08-106-006 1516 ILLINOIS AVE 03-ARM'S LENGTH		07/19/2021	\$15,000	\$14.53	1 STY	401 3	1,032	1919	1,160		
		BLACK, GARRY L			CARRADINE, GABRIELLE & ORR, C T JR					216	0.09 acres

41-08-137-013 1701 PENNSYLVANIA AVE 03-ARM'S LENGTH		08/31/2021	\$12,000	\$15.15	1.25 STY	401 3	792	1917	528		
		WEST REALTY, LLC			LOZON, MATTHEW & LOZON, BRITTANY					240	0.06 acres

41-08-179-026 1727 KENTUCKY AVE 33-TO BE DETERMINED		09/13/2021	\$15,500	\$22.27	1 STY	401 3	696	1920	696		
		AFOLABI, MAYOWA & MODUPE			HARIS HOLDINGS LLC					0	0.10 acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-08-185-007 1726 KANSAS AVE 03-ARM'S LENGTH		11/12/2021	\$15,900	\$21.49	1 STY	401 3	740	1920	340	0	0.13 acres
41-08-130-019 N FRANKLIN AVE 19-MULTI PARCEL ARM'S LENGTH		05/28/2021	\$600,000	\$0.00		402 3	0	0	0	0	0.10 acres
41-08-130-021 N FRANKLIN AVE 19-MULTI PARCEL ARM'S LENGTH		05/28/2021	\$600,000	\$0.00		402 3	0	0	0	0	0.10 acres
41-08-181-030 1813 NEBRASKA AVE 03-ARM'S LENGTH		07/01/2021	\$45,000	\$48.70	2 STORY	401 3	924	1923	528	479	0.10 acres
41-08-104-015 1552 INDIANA AVE 03-ARM'S LENGTH		09/09/2021	\$43,000	\$35.13	TWO UNIT	401 3	1,224	1910	864	528	0.10 acres
41-08-127-017 1721 INDIANA AVE 33-TO BE DETERMINED		08/09/2021	\$30,800	\$22.19	1.25 STY	401 3	1,388	1923	912	0	0.10 acres
41-08-104-001 1502 INDIANA AVE 03-ARM'S LENGTH		11/05/2021	\$37,500	\$36.98	2 STORY	401 3	1,014	1915	630	0	0.10 acres

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor				Grantee				GAR Area	Acreage
Terms of Sale										
41-08-130-020	05/28/2021	\$600,000	\$0.00		402 3	0	0	0		
N FRANKLIN AVE	FLINT HOLDINGS LLC				DAVISON VENTURE LLC				0	0.10 acres
19-MULTI PARCEL ARM'S LENGTH										
41-08-185-024	11/03/2021	\$50,400	\$0.00		401 3	0	0	0		
10-FORECLOSURE	WHEAT, LEROY A & WF VICKIE				BANK OF NEW YORK MELLON TRUST CO				0	0.00 acres
										
Averages		\$135,984	\$19.98			750	1440			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
R - 355-ROXANA												
41-08-254-001		12/17/2020	\$22,500	\$24.27	1 STY	401 3	927	1928	927			
2202 KENTUCKY AVE 03-ARM'S LENGTH		JONES, SHEILA K & EST OF JONES, WAY				SANTANA, AMY				352	0.12	acres
41-08-253-015		02/12/2021	\$25,000	\$23.15	1.25 STY	401 3	1,080	1927	624			
2110 KENTUCKY AVE 03-ARM'S LENGTH		GLD HOMES LLC				FUENTES, AILEEN & WF HERNANDEZ, ADR				480	0.16	acres
41-08-254-003		06/08/2021	\$18,000	\$22.06	1 STY	401 3	816	1928	748			
2210 KENTUCKY AVE 03-ARM'S LENGTH		1104 HOUSES, LLC				HARTWELL, WILLIAM & WF KATHERINE				280	0.11	acres
41-08-254-019		06/07/2021	\$22,000	\$30.56	1 STY	401 3	720	1948	720			
2305 NEBRASKA AVE 03-ARM'S LENGTH		BLUE CAPITAL HOLDINGS LLC				GETTY, THOMAS B & WF DIANE L				0	0.11	acres
41-08-251-042		08/10/2021	\$30,400	\$32.55	1.25 STY	401 3	934	1940	698			
2123 KENTUCKY AVE 03-ARM'S LENGTH		SNJ PROPERTIES LLC				CAMPBELL, VICKI & HUSB CLARE T JR				288	0.11	acres
41-08-209-007		08/06/2021	\$12,500	\$13.02	1 STY	401 3	960	1930	768			
2306 ILLINOIS AVE 03-ARM'S LENGTH		SEFA, JOSEPH J				FLICITY RECORDS LLC				462	0.11	acres
41-08-209-007		08/24/2021	\$20,000	\$20.83	1 STY	401 3	960	1930	768			
2306 ILLINOIS AVE 21-NOT USED/OTHER		FLICITY RECORDS LLC				REVOLUTIONARY HOLDINGS LLC				462	0.11	acres

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Acreage

41-08-281-006 2428 NEBRASKA AVE <i>03-ARM'S LENGTH</i>		09/14/2021	\$32,000	\$26.25	1.25 STY	401 sq ft	1,219	1946	768			
		IVORY, KEONTE L			WATERFRONT CAPITAL LLC					280	0.12	acres
41-08-235-018 2429 PENNSYLVANIA <i>03-ARM'S LENGTH</i>		09/13/2021	\$10,000	\$19.05	1 STY	401 sq ft	525	1924	505			
		SANCRAINT, KEVIN			BRADISH, CORY J					216	0.20	acres
41-08-276-002 2408 MISSOURI AVE <i>19-MULTI PARCEL ARM'S LENGTH</i>		09/09/2021	\$80,000	\$111.11	1 STY	401 sq ft	720	1943	720			
		ZANG CORPORATION			ERTICO LLC					280	0.12	acres
41-08-207-033 1509 ARLINGTON AVE <i>03-ARM'S LENGTH</i>		10/08/2021	\$16,000	\$12.46	TWO UNIT	401 sq ft	1,284	1920	572			
		DYH INVESTMENT PROPERTIES, LLC			WHITSON PROPERTIES LLC					0	0.10	acres
41-08-276-011 2401 KENTUCKY AVE <i>03-ARM'S LENGTH</i>		11/12/2021	\$40,000	\$52.84	1 STY	401 sq ft	757	1943	748			
		VALDEZ, CANDELORIO B			MANSO LAZO, MAYKEL Y					544	0.12	acres
41-08-215-007 2306 PENNSYLVANIA AVE <i>03-ARM'S LENGTH</i>		11/09/2021	\$22,000	\$30.22	1 STY	401 sq ft	728	1952	728			
		STENGEL, DAVID			FURNISS, JORDAN R					280	0.10	acres
41-08-235-009 2418 OHIO AVE <i>03-ARM'S LENGTH</i>		12/07/2020	\$28,000	\$20.51	1.75 STY	401 sq ft	1,365	1920	780			
		KARGULA, CURT TRUST			HORNE MCCULLOUGH, DAMARIO					240	0.10	acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>										
41-08-203-004 ARLINGTON AVE <i>19-MULTI PARCEL ARM'S LENGTH</i>		02/02/2021	\$11,500	\$0.00		402 3	0	0	0		0	0.10 acres
		SWANSON-COLEY, LLC				TT & K FLINT LLC						
41-08-255-043 2013 KANSAS AVE <i>03-ARM'S LENGTH</i>		02/16/2021	\$25,000	\$21.04	1.75 STY	401 3	1,188	1929	594		0	0.09 acres
		DURAND, MICHELLE				FIRST YORK FINANCIAL LLC						
41-08-278-007 2426 KENTUCKY AVE <i>03-ARM'S LENGTH</i>		02/19/2021	\$39,900	\$55.73	1 STY	401 3	716	1941	716		308	0.10 acres
		MURDOCK, RICHARD III				COLLINS, MICHAEL						
41-08-251-033 2013 KENTUCKY AVE <i>03-ARM'S LENGTH</i>		06/17/2021	\$34,000	\$35.34	1 STY	401 3	962	1961	939		352	0.19 acres
		MADDEN, NANCY L				SK CAPITAL INVESTMENTS LLC						
41-08-253-005 1918 KENTUCKY AVE <i>03-ARM'S LENGTH</i>		07/15/2021	\$55,000	\$28.74	TWO UNIT	401 3	1,914	1954	957		0	0.13 acres
		MILLER, JEREMIAH				AHADI, MOHAMMAD & MANSOORA						
41-08-210-009 2302 WISCONSIN AVE <i>03-ARM'S LENGTH</i>		07/26/2021	\$30,000	\$37.88	1 STY	401 3	792	1925	792		0	0.09 acres
		MCCOLLUM, MARISSA				TEPEN, REBECCA M						
41-08-238-002 2506 PENNSYLVANIA AVE <i>03-ARM'S LENGTH</i>		07/19/2021	\$30,000	\$32.61	1.25 STY	401 3	920	1955	728		0	0.10 acres
		VINCENT, NICOLE				GILMAN, KELSEY						

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-08-232-004		08/06/2021	\$32,000	\$40.76	1 STY	401 3	785	1944	825		
2418 WISCONSIN AVE		BREWER-SANDERS, SHANEKA			GARCIA FUENTES, ABDIEL					440	0.19 acres
03-ARM'S LENGTH											
41-08-231-002		09/15/2021	\$39,500	\$33.99	1.25 STY	401 3	1,162	1940	504		
2506 ILLINOIS AVE		BAKSA REVOCABLE TRUST			SMOOTS, KENSHANNA M					360	0.19 acres
03-ARM'S LENGTH											
41-08-231-012		11/01/2021	\$40,000	\$48.31	1.25 STY	401 3	828	1941	666		
2509 WISCONSIN AVE		WATERSON, KELLIE A			KELLER, RACHEL					320	0.10 acres
33-TO BE DETERMINED											
41-08-251-046		12/10/2021	\$45,000	\$48.70	1 STY	401 3	924	1968	0		
2110 MISSOURI AVE		MANNINO, JOSEPH JR & WF DIANA AKA Z			WEBER, CALEB					404	0.13 acres
33-TO BE DETERMINED											
Averages			\$30,412	\$32.88			927	1861			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 360-ROXANA

41-09-205-004 1730 DOROTHY DR 03-ARM'S LENGTH		02/10/2021	\$27,000	\$34.66	1 STY	401 3	779	1957	0		
		QUEEN, DOUGLAS H			ROBERTS, WILLIAM JR & WF GRACE					352	0.12 acres
41-09-232-022 3723 LORRAINE AVE 03-ARM'S LENGTH		05/13/2021	\$40,000	\$51.81	1 STY	401 3	772	1953	0		
		BENJAMIN, NATHAN M			SMITH, JASON M SR					280	0.10 acres
41-09-202-026 3615 MARMION AVE 19-MULTI PARCEL ARM'S LENGTH		06/29/2021	\$20,000	\$32.47	1 STY	401 3	616	1928	616		
		KEELER, KEITH & WF BRENDA			LAWRENCE, DANIEL K					440	0.12 acres
41-09-202-027 MARMION AVE 19-MULTI PARCEL ARM'S LENGTH		06/29/2021	\$20,000	\$0.00		402 3	0	0	0		
		KEELER, KEITH & WF BRENDA			LAWRENCE, DANIEL K					0	0.13 acres
41-09-233-003 3810 PITKIN AVE 03-ARM'S LENGTH		10/01/2021	\$30,000	\$39.89	1 STY	401 3	752	1953	0		
		ROSE, LINDA K S/O HUSB WAYNE			BLACK, ROBERT L JR					320	0.09 acres
41-09-231-010 3842 IVANHOE AVE 03-ARM'S LENGTH		11/17/2021	\$38,000	\$51.70	1 STY	401 3	735	1955	0		
		SMITH, AUSTIN			NEW FLINT DEVELOPMENT LLC					0	0.09 acres
41-09-208-016 1501 EARLMOOR BLVD 03-ARM'S LENGTH		11/30/2021	\$6,000	\$12.50	1 STY	401 3	480	1929	0		
		THORNTON, DIANE M			MCGRATH, THOMAS JR					0	0.17 acres

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Acreage

41-09-208-007 EARLMOOR BLVD <i>03-ARM'S LENGTH</i>		11/30/2021	\$6,000	\$0.00		402 S	0	0	0				
		THORNTON, DIANE M				MCGRATH, THOMAS JR				0		0.13 acres	
41-09-228-014 3713 IVANHOE AVE <i>03-ARM'S LENGTH</i>		03/02/2021	\$34,000	\$46.26	1 STY	401 S	735	1955	0				
		ETHAN REAL ESTATE				ERTICO LLC				280		0.10 acres	
41-09-211-012 3444 BRENT AVE <i>03-ARM'S LENGTH</i>		04/16/2021	\$10,750	\$14.63	1 STY	401 S	735	1955	0				
		ARYA INVEST LLC				R1 & J ENTERPRISES				0		0.12 acres	
41-09-234-015 1402 N DEXTER ST <i>03-ARM'S LENGTH</i>		05/11/2021	\$29,500	\$20.26	TWO UNIT	401 S	1,456	1967	0				
		MICTRUZAC PROPERTIES, LLC				CRAWLEY, JESSE				0		0.13 acres	
41-09-230-029 1601 N VIRGINIA ST <i>03-ARM'S LENGTH</i>		07/01/2021	\$105,000	\$66.29	TWO UNIT	401 S	1,584	1929	816				
		BLANKENSHIP, BRETT A				EXCEPTIONAL CASH FLOW LLC				0		0.17 acres	
41-09-205-004 1730 DOROTHY DR <i>03-ARM'S LENGTH</i>		08/13/2021	\$41,000	\$52.63	1 STY	401 S	779	1957	0				
		ROBERTS, WILLIAM JR & WF GRACE				WILLIAMS, EBONI				352		0.12 acres	
41-09-208-010 3401 BREWSTER AVE <i>03-ARM'S LENGTH</i>		09/15/2021	\$45,900	\$62.45	1 STY	401 S	735	1955	0				
		CHANDLER, JEFFREY & TREVAN J				VUKELICH, ANTHONY G & WF LORRI L				484		0.17 acres	

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-09-231-010		12/10/2021	\$38,663	\$52.60	1 STY	401 3	735	1955	0			
3842 IVANHOE AVE 03-ARM'S LENGTH		NEW FLINT DEVELOPMENT LLC			LONG, JAMIE ALLEN JR					0	0.09	acres
41-09-231-011		12/10/2021	\$337	\$0.00		402 3	0	0	0			
3846 IVANHOE AVE 03-ARM'S LENGTH		FLINT DEVELOPMENT LLC			LONG, JAMIE A JR					0	0.09	acres
41-09-232-022		11/30/2021	\$35,000	\$45.34	1 STY	401 3	772	1953	0			
3723 LORRAINE AVE 03-ARM'S LENGTH		SMITH, JASON M SR			LIKE NEW HOMES RENTALS LLC					280	0.10	acres
		Averages	\$31,009	\$34.32				686	1606			

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 365-JEN

40-11-351-050 2705 GOLFSIDE LN 03-ARM'S LENGTH		12/02/2020	\$83,000	\$64.79	1.25 STY	401 3	1,281	1949	804		
		SPENCER, CHERYL E TRUST			SERPA, TOMMI					531	0.43 acres
40-11-303-042 2721 NORBERT ST 03-ARM'S LENGTH		08/10/2021	\$87,900	\$61.86	1.25 STY	401 3	1,421	1948	780		
		MITCHELL, BILLIE			JOHNSON, RAMONA					256	0.13 acres
40-11-304-017 2714 NORBERT ST 33-TO BE DETERMINED		09/03/2021	\$40,000	\$28.31	1.25 STY	401 3	1,413	1949	768		
		WESTERN OREGON INVESTMENTS INC			STONE PARK MANAGEMENT LLC					250	0.14 acres
40-11-351-049 2713 GOLFSIDE LN 03-ARM'S LENGTH		10/01/2021	\$80,000	\$77.37	1 STY	401 3	1,034	1950	1,034		
		STEPHENS, ARTHUR W			PEDRIDO, YUNIESKA F					279	0.32 acres
40-11-302-031 2749 THOMAS ST 03-ARM'S LENGTH		12/29/2020	\$85,000	\$49.13	1.25 STY	401 3	1,730	1948	886		
		CROSBY, KEEGAN S			FRANCISCO, SARAH & PATRICIA					252	0.25 acres
40-11-351-102 2729 GOLFSIDE LN 03-ARM'S LENGTH		06/23/2021	\$42,000	\$35.12	1.25 STY	401 3	1,196	1949	992		
		BRADEN, DAVID S			BESTWEST PROPERTIES INC					384	0.22 acres
40-11-304-039 619 FREMONT ST 03-ARM'S LENGTH		08/02/2021	\$81,000	\$77.88	1.25 STY	401 3	1,040	1947	780		
		MILLER, DONALD			YEOTIS, ATHANSIUS G & WF SUSAN B					294	0.14 acres
		Averages	\$71,271	\$56.35			1,302	1949			

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 370-JEN

40-11-377-033 2516 TYRONE ST 03-ARM'S LENGTH		01/19/2021	\$31,900	\$41.54	1 STY	401 3	768	1926	768		
		FREEDOM EQUITY LLC			GOODROE, KRISTIN					240	0.12 acres
40-11-380-006 808 MARQUETTE ST 03-ARM'S LENGTH		03/26/2021	\$64,500	\$43.97	2 STORY	401 3	1,467	1928	624		
		MMJF PROPERTIES, LLC			RITCH, JUSTIN					240	0.15 acres
40-14-126-006 2459 THOMAS ST 03-ARM'S LENGTH		03/25/2021	\$74,000	\$42.95	1.5 STY	401 3	1,723	1928	936		
		JENTZEN, HANNAH & HINDS, DAVID			WENZEL, DANIEL					0	0.12 acres
40-11-331-010 2539 BAGLEY ST 03-ARM'S LENGTH		03/17/2021	\$30,000	\$41.67	1 STY	401 3	720	1927	720		
		IP, TIMOTHY & WANG, YENAN			GODOY, YUSNABY					363	0.11 acres
40-14-229-015 1909 MONTEITH ST 03-ARM'S LENGTH		05/14/2021	\$41,000	\$56.94	1 STY	401 3	720	1926	720		
		RITTENHOUSE, KARA L			STONE PARK MANAGEMENT LLC					216	0.12 acres
40-14-201-015 910 FRANK ST 03-ARM'S LENGTH		04/02/2021	\$85,900	\$89.95	1 STY	401 3	955	1927	936		
		YOUN, EMILY D			ROWLAND, MALAURI A					400	0.18 acres
40-14-276-009 718 DICKINSON ST 03-ARM'S LENGTH		05/21/2021	\$50,000	\$69.44	1 STY	401 3	720	1927	720		
		LIBBRECHT, KARYN			BALA PROPERTIES LLC					312	0.14 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
40-11-376-025	2542 PADUCAH ST	06/08/2021	\$54,000	\$54.44	1 STY	401 3	992	1927	880		
03-ARM'S LENGTH		LAROBARDIERE, CHRISTOPHER			PARKER, KENNETH					216	0.11 acres
40-11-378-014	2529 TYRONE ST	05/05/2021	\$24,000	\$33.33	1 STY	401 3	720	1927	720		
03-ARM'S LENGTH		BRICADA, LLC			EQUITY PROS SHOP LLC					0	0.12 acres
40-14-203-022	2206 MONTEITH ST	07/23/2021	\$25,200	\$37.50	1 STY	401 3	672	1926	672		
03-ARM'S LENGTH		JACKSON & BURGESS PROPERTIES LLC			SMITH, BENJAMIN M & WF CHRISTINE L					264	0.13 acres
40-14-229-023	1813 MONTEITH ST	07/23/2021	\$35,000	\$40.70	1 STY	401 3	860	1926	832		
03-ARM'S LENGTH		MICHAILUK, GREGORY D			CBLIFE LLC					216	0.12 acres
40-11-376-028	2530 PADUCAH ST	08/30/2021	\$63,000	\$86.54	1 STY	401 3	728	1926	728		
03-ARM'S LENGTH		ESCOBAR, NICHOLAS A			LETOURNEAU, ELIJAH					320	0.11 acres
40-11-382-001	416 MARQUETTE ST	09/09/2021	\$95,000	\$60.94	2 STORY	401 3	1,559	1929	631		
03-ARM'S LENGTH		WRAY, ROBERTA J			KINSEY, KAREN					360	0.18 acres
40-14-229-046	1916 CARTIER ST	10/15/2021	\$38,000	\$56.55	1 STY	401 3	672	1926	672		
03-ARM'S LENGTH		HAMMER, KEVIN M & WF LORI J			MONIGI LLC					216	0.13 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-11-378-020 2552 ALTOONA ST <i>03-ARM'S LENGTH</i>		10/20/2021	\$40,000	\$52.08	1 STY	401 3	768	1929	768	240	0.11 acres
		ARNETT, ANN M			ANDERSON, CHRISTOPHER & WF STEPHANI						
40-14-253-006 834 FRANK ST <i>03-ARM'S LENGTH</i>		10/25/2021	\$86,000	\$60.44	1.5 STY	401 3	1,423	1927	936	280	0.14 acres
		FIGUEROA, YOLANDA			SALDANA, JACOB						
40-11-331-012 2531 BAGLEY ST <i>33-TO BE DETERMINED</i>		11/01/2021	\$26,500	\$39.43	1 STY	401 3	672	1926	672	280	0.11 acres
		GARNER, PATRICK M			JSJN PROPERTIES LLC						
40-14-229-020 1821 MONTEITH ST <i>03-ARM'S LENGTH</i>		11/18/2021	\$65,000	\$45.65	1.5 STY	401 3	1,424	1926	936	0	0.12 acres
		MANN, MARTIN			LANTIGUA, REYES N JR						
40-11-352-027 2518 NORBERT ST <i>03-ARM'S LENGTH</i>		12/22/2020	\$60,000	\$59.35	1.25 STY	401 3	1,011	1929	809	216	0.12 acres
		HANA, WADIE J & WF NINA			BLANCHARD, KRISTI						
40-14-229-045 1920 CARTIER ST <i>03-ARM'S LENGTH</i>		01/26/2021	\$42,000	\$58.33	1 STY	401 3	720	1926	720	0	0.13 acres
		LAROBARDIERE, CHRIS			MANTEROLA, ROGER						
40-14-201-005 448 DOUGHERTY PL <i>03-ARM'S LENGTH</i>		02/19/2021	\$82,000	\$55.52	2 STORY	401 3	1,477	1929	793	360	0.15 acres
		GREEN-HOPSON, JANET L			GROSS, CHEREE E						

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-14-276-006 730 DICKINSON ST 03-ARM'S LENGTH		01/15/2021 MCKELLAR, CLETIS A	\$20,000	\$27.78	1 STY	401 3	720	1927	720	360	0.12	acres
40-11-377-029 2532 TYRONE ST 03-ARM'S LENGTH		03/12/2021 TERCHECK, THOMAS F	\$48,000	\$45.11	1 STY	401 3	1,064	1927	728	308	0.12	acres
40-11-352-026 2522 NORBERT ST 03-ARM'S LENGTH		03/25/2021 JOHNSON AND JOHNSON INV	\$80,100	\$67.65	2 STORY	401 3	1,184	1929	608	240	0.12	acres
40-11-378-006 2561 TYRONE ST 03-ARM'S LENGTH		03/01/2021 OK, LLC	\$33,000	\$45.83	1 STY	401 3	720	1928	720	240	0.12	acres
40-14-252-029 919 FRANK ST 03-ARM'S LENGTH		04/22/2021 WYNGAARD, MARTA M C	\$80,000	\$78.82	2 STORY	401 3	1,015	1928	535	400	0.11	acres
40-14-201-001 460 DOUGHERTY PL 03-ARM'S LENGTH		05/18/2021 SMEJA, RYAN & WF DAWN S	\$62,000	\$54.82	1.5 STY	401 3	1,131	1928	754	360	0.26	acres
40-14-252-058 701 FRANK ST 03-ARM'S LENGTH		04/02/2021 BRISKIN, PHILIP D	\$44,000	\$43.48	1 STY	401 3	1,012	1927	990	252	0.13	acres

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-14-201-028 2121 CARTIER ST 03-ARM'S LENGTH		06/25/2021 \$85,000 \$73.78 WEBER, ASHLEY	1.75 STY 401 3	1,152 1928 576						240	0.13	acres
40-14-228-038 1826 MONTEITH ST 03-ARM'S LENGTH		06/29/2021 \$47,500 \$65.97 SMITH, BEVERLY A	1 STY 401 3	720 1926 720						360	0.12	acres
40-14-229-006 2019 MONTEITH ST 03-ARM'S LENGTH		06/28/2021 \$85,000 \$67.03 LWC INVESTMENTS, LLC	1.5 STY 401 3	1,268 1928 832						480	0.13	acres
40-11-352-015 507 MARQUETTE ST 03-ARM'S LENGTH		06/03/2021 \$47,000 \$45.11 CAMPBELL MOORE PROPERTIES, LLC	1.5 STY 401 3	1,042 1927 695						0	0.15	acres
40-11-377-011 2543 PADUCAH ST 03-ARM'S LENGTH		07/27/2021 \$70,000 \$96.15 NILES, MARVIN & WF SANDRA	1 STY 401 3	728 1926 728						216	0.12	acres
40-11-376-022 2550 PADUCAH ST 03-ARM'S LENGTH		09/03/2021 \$55,000 \$58.08 FENNESSY, MELISSA & MUNSINGER, BROO	1 STY 401 3	947 1926 728						400	0.11	acres
40-14-252-028 925 FRANK ST 03-ARM'S LENGTH		08/30/2021 \$87,000 \$75.59 CHILDERS, TERESA	1.5 STY 401 3	1,151 1927 754						360	0.16	acres

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-11-381-014		07/30/2021	\$97,000	\$77.85	1.5 STY	401 3	1,246	1929	831			
2432 NORBERT ST		WILLIAMS WINTER, KELLY AKA WINTER			DOCHENETZ, HARRISON & WF TIERNEY					240	0.11	acres
03-ARM'S LENGTH												
40-11-376-027		09/24/2021	\$40,300	\$53.59	1 STY	401 3	752	1926	672			
2534 PADUCAH ST		Z & L RENTAL PROPERTIES LLC			ASK PROPERTY HOLDINGS II LLC					484	0.11	acres
03-ARM'S LENGTH												
40-11-379-012		12/23/2021	\$85,000	\$40.23	2 STORY	401 3	2,113	1929	855			
602 MARQUETTE ST		HAWKINS, WESLEY & GARDNER, JOYCE			YOUNGER-MAYES, PAULETTE Y					348	0.31	acres
03-ARM'S LENGTH												
40-11-353-027		11/23/2021	\$28,000	\$17.67	2 STORY	401 3	1,585	1929	775			
2536 THOMAS ST		CLOUD ASSET LLC			MAIZE HOUSING LLC					461	0.11	acres
03-ARM'S LENGTH												
Averages			\$56,587	\$55.43			1,034	1927				

This list is indexed by Neighborhood / Area Name
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 375-TIM

40-11-478-010 1810 BAGLEY ST 03-ARM'S LENGTH		05/06/2021	\$25,000	\$24.37	2 STORY	401 3	1,026	1920	500		
		BRYANT, SUSAN E			RUSZKOWSKI, ROGER					240	0.11 acres
40-11-380-033 1009 N CHEVROLET AVE 13-GOVERNMENT		07/08/2021	\$26,350	\$19.61	2 STORY	401 3	1,344	1920	672		
		GENESEE COUNTY LAND BANK AUTHORITY			WOODS, TINA M					0	0.19 acres
40-11-456-002 912 BLAIR ST 03-ARM'S LENGTH		07/20/2021	\$24,000	\$23.39	2 STORY	401 3	1,026	1920	500		
		YNH MANAGEMENT, LLC			DEEP RUNNER LLC					234	0.11 acres
40-11-482-031 2007 CADILLAC ST 13-GOVERNMENT		11/08/2021	\$400	\$0.36	2 STORY	401 3	1,113	1920	475		
		GENESEE COUNTY TREASURER			DEAR, DANIEL					360	0.14 acres
40-14-228-008 2017 JOLIET ST 03-ARM'S LENGTH		12/14/2021	\$64,000	\$67.72	1.75 STY	401 3	945	1920	540		
		PATTERSON, LACEE S E			OLIVER, STEPHANE					380	0.13 acres
40-11-455-021 971 WOODBRIDGE ST 03-ARM'S LENGTH		11/23/2021	\$28,000	\$29.91	1 STY	401 3	936	1925	768		
		CLOUD ASSET LLC			MAIZE HOUSING LLC					216	0.14 acres
40-14-203-007 2229 JOLIET ST 03-ARM'S LENGTH		02/05/2021	\$20,000	\$20.12	2 STORY	401 3	994	1920	475		
		1106 HOUSES LLC			MEJIA, STEVE					280	0.13 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
40-11-458-006	2313 JOLIET ST	03/05/2021	\$45,000	\$35.71	2 STORY	401 3	1,260	1920	475		
03-ARM'S LENGTH		CAMPBELL MOORE PROPERTIES LLC			ABUIBU PROPERTIES LLC					352	0.13 acres
40-11-329-014	2527 FLUSHING RD	04/19/2021	\$29,900	\$30.05	2 STORY	401 3	995	1920	475		
03-ARM'S LENGTH		HOMEWARD LLC			SHERGILL, RANDHIR					0	0.13 acres
40-11-455-012	958 N CHEVROLET AVE	10/11/2021	\$60,000	\$55.76	2 STORY	401 3	1,076	1920	520		
33-TO BE DETERMINED		FLIPCO LLC			DENN PROPERTIES LLC					0	0.15 acres
40-11-480-013	1913 BAGLEY ST	12/06/2021	\$25,000	\$22.20	2 STORY	401 3	1,126	1920	516		
03-ARM'S LENGTH		STEWART, ELIJA			DETROIT 8 MILE LLC					440	0.12 acres
40-14-227-004	817 N CHEVROLET AVE	12/10/2021	\$68,000	\$50.60	2 STORY	401 3	1,344	1920	672		
03-ARM'S LENGTH		HOFFMAN, CARRIE			NIKHIL DEVEN PROPERTIES LLC					460	0.16 acres
40-14-227-024	2016 JOLIET ST	11/23/2021	\$28,000	\$26.17	2 STORY	401 3	1,070	1920	554		
03-ARM'S LENGTH		CLOUD ASSET LLC			MAIZE HOUSING LLC					528	0.13 acres
40-14-226-023	772 N CHEVROLET AVE	12/21/2021	\$58,500	\$42.12	2 STORY	401 3	1,389	1919	510		
03-ARM'S LENGTH		MASON, VERL D JR			CARPIO, JORGE & WF SHEILLY					0	0.16 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address		Grantor			Grantee						
Terms of Sale											
40-11-380-021 1053 N CHEVROLET AVE <i>03-ARM'S LENGTH</i>		12/04/2020 REFUGE PROPERTIES, LLC	\$50,000	\$45.09	2 STORY	401 3	1,109	1920	510	336	0.16 acres
40-11-455-012 958 N CHEVROLET AVE <i>03-ARM'S LENGTH</i>		12/11/2020 RICHARD, ERIC W	\$21,500	\$19.98	2 STORY	401 3	1,076	1920	520	0	0.15 acres
40-11-479-031 1033 GLADWYN ST <i>19-MULTI PARCEL ARM'S LENGTH</i>		12/07/2020 MURPHY, TRAVIS R	\$41,500	\$52.87	1 STY	401 3	785	1927	785	192	0.14 acres
40-11-451-034 2400 BAGLEY ST <i>03-ARM'S LENGTH</i>		01/05/2021 HOOKS, BRADLEY S & WF TONI L	\$43,000	\$34.15	2 STORY	401 3	1,259	1928	936	440	0.17 acres
40-14-230-004 802 DUPONT ST <i>03-ARM'S LENGTH</i>		01/08/2021 PEARLMAN FAMILY TRUST	\$63,000	\$55.07	2 STORY	401 3	1,144	1925	572	400	0.14 acres
40-14-203-012 2209 JOLIET ST <i>03-ARM'S LENGTH</i>		02/19/2021 VAIOPOULOS, A & WF HAMMOCK, D A	\$55,000	\$44.00	2 STORY	401 3	1,250	1920	500	374	0.13 acres
40-11-455-013 954 N CHEVROLET AVE <i>09-FAMILY</i>		03/29/2021 TABOR, RONALD W & WF CHRISTINE M	\$40,000	\$36.46	2 STORY	401 3	1,097	1920	510	572	0.15 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-11-451-017		05/20/2021	\$30,500	\$23.83	2 STORY	401 3	1,280	1920	780		
2313 FLUSHING RD		SUMMIT MANAGEMENT GROUP LTD MI	JC CAPITAL FUNDING LLC							0	0.14 acres
03-ARM'S LENGTH											
40-14-226-021		06/23/2021	\$39,000	\$31.66	2 STORY	401 3	1,232	1920	516		
804 N CHEVROLET AVE		CLOUD ASSET LLC	EXCEPTIONAL CASH FLOW LLC AND							280	0.16 acres
03-ARM'S LENGTH											
40-14-230-016		09/20/2021	\$124,000	\$81.79	2 STORY	401 3	1,516	1928	816		
650 N CHEVROLET AVE		R2D2 PROPERTIES, LLC	DHILLON, SUDEEP & INDERPREET							280	0.19 acres
33-TO BE DETERMINED											
40-14-226-011		10/07/2021	\$27,500	\$25.75	2 STORY	401 3	1,068	1920	516		
1819 CADILLAC ST		TAYLOR, LAKEISHA A	FLINT FIVE STAR HOMES LLC							360	0.13 acres
03-ARM'S LENGTH											
Averages			\$41,486	\$35.95			1,138	1921			
R - 380-TIM											
40-13-104-001		12/20/2021	\$70,000	\$46.08	2 STORY	401 3	1,519	1929	847		
626 COTTAGE GROVE AVE		HOANG, LONG THANH	419 W 2ND AVE LLC							220	0.08 acres
03-ARM'S LENGTH											
Averages			\$70,000	\$46.08			1,519	1929			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
R - 385-TIM											
40-12-482-008		03/16/2021	\$95,000	\$48.47	TWO UNIT	401 3	1,960	1890	806		
311 W SECOND AVE 03-ARM'S LENGTH		EASHOO, RYAN			WHITE, STEVEN J W					0	0.13 acres
40-12-477-018		12/07/2020	\$130,000	\$66.02	2 STORY	401 3	1,969	1860	1,236		
307 W UNIVERSITY AVE 03-ARM'S LENGTH		BEEDE, BRENDON K			WHALEY CHILDREN'S CENTER					0	0.20 acres
40-12-430-011		12/23/2020	\$61,900	\$41.27	2 STORY	401 3	1,500	1900	924		
720 MASON ST 03-ARM'S LENGTH		WALTER, RENEE			ROBERTSON, OCTEVIA & CARDWELL, D JR					0	0.08 acres
40-12-481-009		06/26/2021	\$30,000	\$18.56	TWO UNIT	401 3	1,616	1900	912		
419 W SECOND AVE 03-ARM'S LENGTH		MARSHALL, MICHAEL F			419 W 2ND AVE LLC					493	0.14 acres
40-12-477-004		11/22/2021	\$52,300	\$35.58	2 STORY	401 3	1,470	1900	854		
522 MASON ST 03-ARM'S LENGTH		MORTON, ANDREW J			PP & MHC, LLC					0	0.08 acres
		Averages	\$73,840	\$41.98			1,703	1890			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 390-ROXANA

41-08-406-008	02/24/2021	\$73,900	\$63.93	1.25 STY	401 3	1,156	1943	925		
202 CHANDLER AVE	UNIVERSAL SERVICING LLC	JOHNSON, TASHA							294	0.14 acres
03-ARM'S LENGTH										



41-08-429-014	10/14/2021	\$105,000	\$86.14	2 STORY	401 3	1,219	1950	596		
2430 GOLD AVE	DALY, THOMAS R	SLATER, LINDSAY							299	0.13 acres
03-ARM'S LENGTH										



41-08-403-013	12/10/2021	\$114,000	\$100.53	1.25 STY	401 3	1,134	1943	926		
2023 GOLD AVE	DMZ PROPERTIES LLC	FIELDS, ANANDA							290	0.12 acres
03-ARM'S LENGTH										



41-08-401-025	12/10/2021	\$22,000	\$28.13	1 STY	401 3	782	1942	782		
2037 TUSCOLA AVE	RILEY, CHARLES C ESTATE	Z REALTY LLC							576	0.13 acres
03-ARM'S LENGTH										



41-08-402-007	12/08/2020	\$65,000	\$65.39	1.25 STY	401 3	994	1948	796		
2217 TUSCOLA AVE	KENNEDY, MICHAEL A	WEBBER, DANIELLE							280	0.13 acres
03-ARM'S LENGTH										



41-08-429-021	01/29/2021	\$82,000	\$80.08	1.25 STY	401 3	1,024	1947	768		
314 COMMONWEALTH AVE	CHAPMAN, RICHARD A	SPILLER, EDDIE							280	0.14 acres
03-ARM'S LENGTH										



41-08-329-001	09/20/2021	\$100,023	\$97.39	1.25 STY	401 3	1,027	1948	780		
201 S FRANKLIN AVE	SACK, JEFFREY & SACKRIDER, KENNETH	OGLESBY, MICHAEL							200	0.14 acres
03-ARM'S LENGTH										



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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-08-327-009		11/19/2021	\$75,900	\$74.78	1 STY	401 3	1,015	1955	1,015			
1825 TUSCOLA AVE		KHEIRALLAH, KAMAL S/O SUSAN			BOAZ, ELISABETH					0	0.24	acres
03-ARM'S LENGTH												
Averages			\$79,728	\$74.55			1,044	1947				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 395-ROXANA

41-08-410-005		12/11/2020	\$90,000	\$57.22	2 STORY	401 3	1,573	1955	767		
411 S VERNON AVE											
03-ARM'S LENGTH		SPRATLING, CHARLES C		NORFLEET, ASHLEY L					746	0.11	acres

41-08-454-006		12/10/2020	\$111,000	\$86.58	2 STORY	401 3	1,282	1940	646		
625 ROOME CT											
03-ARM'S LENGTH		MURPHY, SONJI & PEARSON, BARBARA		HEMRIC, STEVEN H					400	0.12	acres

41-17-228-016		12/23/2020	\$48,000	\$46.07	1.25 STY	401 3	1,042	1944	708		
2414 PIERCE ST											
03-ARM'S LENGTH		RICHARDSON, BARRY S II		DUNNING, ASHLEY					280	0.14	acres

41-08-410-002		12/21/2020	\$109,500	\$88.88	2 STORY	401 3	1,232	1943	616		
363 COMMONWEALTH AVE											
03-ARM'S LENGTH		COMPLETE WEALTH MANAGEMENT, INC		CARPENTER, JILL E					280	0.11	acres

41-08-380-009		12/29/2020	\$77,000	\$66.67	1.25 STY	401 3	1,155	1942	660		
605 S FRANKLIN AVE											
03-ARM'S LENGTH		AFILA, ROBERT L FKA MORSE		DOMANSKI, LUKE					484	0.14	acres

41-08-409-005		01/12/2021	\$79,900	\$79.11	1.25 STY	401 3	1,010	1951	768		
426 S VERNON AVE											
03-ARM'S LENGTH		SEARS, JULIE A		JONES, PATRICIA					320	0.13	acres

41-08-453-013		01/29/2021	\$115,000	\$76.41	2 STORY	401 3	1,505	1932	798		
628 ROOME CT											
03-ARM'S LENGTH		SAMANIEGO, CHERYL S & OCTAVIO		GARCIA, ASHLEE R					360	0.13	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-08-483-002 2206 MOUNTAIN AVE 19-MULTI PARCEL ARM'S LENGTH		01/13/2021	\$119,000	\$79.49	2 STORY	401 3	1,497	1950	650			
		DELAGRANGE, KARL & WF ALLISON			LOOK, RACHELLE L					393	0.12	acres
41-08-451-015 602 COMMONWEALTH AVE 03-ARM'S LENGTH		03/31/2021	\$148,000	\$96.67	2 STORY	401 3	1,531	1928	794			
		PFAFF, NYKOLE			MCDONALD, BRANT & WF SARAH					400	0.13	acres
41-08-477-005 502 GREENFIELD AVE 19-MULTI PARCEL ARM'S LENGTH		04/16/2021	\$65,000	\$49.43	1 STY	401 3	1,315	1947	1,447			
		MCGINNIS, ALLEN B			LAYMAN, DANIELLE					280	0.17	acres
41-08-479-024 610 S MEADE ST 03-ARM'S LENGTH		08/19/2021	\$83,023	\$69.42	2 STORY	401 3	1,196	1951	585			
		BURNHAM, XAVIA S			CARROLL, SHERQUANDA					308	0.13	acres
41-08-407-005 431 LAFAYETTE ST 03-ARM'S LENGTH		06/29/2021	\$109,000	\$52.08	1 STY	401 3	2,093	1947	0			
		REID FAMILY TRUST			NORTON, DAYNA					0	0.37	acres
41-08-454-011 606 S VERNON AVE 03-ARM'S LENGTH		07/07/2021	\$135,000	\$113.83	1.25 STY	401 3	1,186	1940	794			
		SNYDER, CORY & WF CARRIE			MCCOY, JANICE & HALL, FELICIA					334	0.12	acres
41-17-203-012 2114 PIERCE ST 03-ARM'S LENGTH		06/21/2021	\$111,000	\$109.36	1 STY	401 3	1,015	1936	1,015			
		LICH, ROGER F			CULLIMORE, PETERSON & WF BRITTANY					240	0.12	acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-08-451-020 618 COMMONWEALTH AVE 03-ARM'S LENGTH		07/09/2021	\$129,900	\$91.87	1.75 STY	401 3	1,414	1941	849		
		SPOONER, ALEXANDER M			EDWARDS CLEMONS, CARRIE					292	0.10 acres
41-17-229-012 2614 PIERCE ST 03-ARM'S LENGTH		07/19/2021	\$100,000	\$78.62	1.25 STY	401 3	1,272	1944	720		
		SIMPSON, DARREN & WF KATHLEEN			CLEMENTS, AMINA					320	0.19 acres
41-08-459-008 809 COMMONWEALTH AVE 03-ARM'S LENGTH		06/08/2021	\$82,000	\$51.57	2 STORY	401 3	1,590	1946	780		
		WERLE, JOHN F S/O KATHERINE B			BOWMAN, JERRY & WF KLEIN, DEBRA					488	0.13 acres
41-17-129-021 916 S FRANKLIN AVE 03-ARM'S LENGTH		06/16/2021	\$60,000	\$48.00	1 STY	401 3	1,250	1928	1,224		
		JOHNSON, TIMOTHY P S/O JERRIE			YVES INVESTMENT GROUP LLC					360	0.17 acres
41-17-206-013 2023 BROOKSIDE DR 03-ARM'S LENGTH		08/20/2021	\$130,000	\$83.23	1 STY	401 3	1,562	1938	1,241		
		DIMAMBRO, JOSEPH & WF NAOMI			EDGINGTON, JENNIFER D					308	0.21 acres
41-08-431-013 420 GREENFIELD AVE 03-ARM'S LENGTH		09/03/2021	\$99,900	\$63.79	1 STY	401 3	1,566	1966	0		
		BONTRAGER, CONRAD L			DONASTORG, HEATHER R					594	0.23 acres
41-17-202-026 2113 PIERCE ST 33-TO BE DETERMINED		09/08/2021	\$86,000	\$64.47	1.25 STY	401 3	1,334	1938	755		
		HATCH, NATALIE J NKA MILLER, NATALI			ROOKER, LAURA					240	0.12 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-17-202-018 2013 PIERCE ST 03-ARM'S LENGTH		10/12/2021	\$135,000	\$80.45	2 STORY	401 3	1,678	1929	738			
		MAPLES, SHELBY			BROWN, SAMANTHA R					440	0.12	acres
41-08-459-010 2212 MONTCLAIR AVE 03-ARM'S LENGTH		10/01/2021	\$138,900	\$101.76	1.25 STY	401 3	1,365	1950	1,092			
		URBINA, SANTOS JR & WF TAMMY L			STAHLER, KAREN					440	0.18	acres
41-08-483-016 2201 E COURT ST 03-ARM'S LENGTH		10/28/2021	\$175,000	\$90.49	TWO UNIT	401 3	1,934	1951	967			
		JACOB, JAMES R			FISCHER, MICHELLE M					420	0.12	acres
41-08-477-007 519 S LYNCH AVE 03-ARM'S LENGTH		10/19/2021	\$114,900	\$92.07	2 STORY	401 3	1,248	1943	624			
		PFAFF, NYKOLE			DECKER, TAYLOR					308	0.13	acres
41-08-456-018 814 COMMONWEALTH AVE 03-ARM'S LENGTH		10/07/2021	\$120,000	\$101.87	1.25 STY	401 3	1,178	1948	1,032			
		ROSS, REMBERT & WF MARCELIA			SHINN, TOMMIE L					440	0.14	acres
41-08-432-025 2521 E SECOND ST 26-PARTIAL INTEREST		12/09/2021	\$0	\$0.00	2 STORY	401 3	1,855	1949	628			
		BURKE, JULIANITA			BURKE, JULIANITA & YAP, MARIO					400	0.17	acres
41-17-205-003 1112 LAFAYETTE ST 03-ARM'S LENGTH		12/17/2021	\$114,900	\$66.45	2 STORY	401 3	1,729	1939	696			
		CRAMER, DAVID I & WF MARIE			BOLDS, BEVERLY					240	0.12	acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>				<i>Grantee</i>						
41-17-202-020 2021 PIERCE ST 03-ARM'S LENGTH		12/17/2021	\$105,000	\$73.07	2 STORY	401 3	1,437	1931	1,169		280	0.12 acres
		SUMMIT RIDGE HOLDING CORPORATION				COOPER, JAMES C II						
41-08-331-013 1901 E SECOND ST 33-TO BE DETERMINED		11/23/2021	\$119,400	\$92.99	2 STORY	401 3	1,284	1925	676		442	0.16 acres
		FRANCO, MARCELA				COOPER, VERONICA L						
41-17-203-014 2122 PIERCE ST 03-ARM'S LENGTH		12/03/2020	\$95,000	\$81.27	1.25 STY	401 3	1,169	1940	660		308	0.12 acres
		LOVITT, JOSEPH D				JONES, TYLER						
41-08-483-019 2209 E COURT ST 03-ARM'S LENGTH		04/16/2021	\$99,000	\$95.01	1 STY	401 3	1,042	1951	1,042		280	0.12 acres
		PFAFF, NYKOLE				BOLIN, ELLYNN J						
41-08-451-004 2014 E SECOND ST 03-ARM'S LENGTH		04/12/2021	\$50,000	\$37.40	2 STORY	401 3	1,337	1929	733		380	0.14 acres
		SPRATLING, CHARLES & WF SHEILA C				HERIDIA WILSON, JOLYN						
41-17-226-024 2301 PIERCE ST 03-ARM'S LENGTH		05/21/2021	\$95,000	\$89.45	1 STY	401 3	1,062	1939	870		240	0.12 acres
		MACDERMAID, PAXTON				WILLIAMS, COREY						
41-08-432-021 434 CHALMERS ST 03-ARM'S LENGTH		04/23/2021	\$144,000	\$95.81	1.25 STY	401 3	1,503	1950	896		440	0.26 acres
		HITCHCOCK, DEREK D				MARTIN, CHRISTOPHER & WF CRYSTAL						

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-17-228-016 2414 PIERCE ST <i>03-ARM'S LENGTH</i>		06/15/2021	\$117,000	\$112.28	1.25 STY	401 3	1,042	1944	708	280	0.14 acres
		DUNNING, ASHLEY				PORTER, MIKALA S					
41-17-202-010 2108 E COURT ST <i>03-ARM'S LENGTH</i>		04/28/2021	\$105,000	\$94.59	1.25 STY	401 3	1,110	1952	960	308	0.12 acres
		STROM, ERIN E				DELANEY, MAXIMILIAN					
41-08-459-005 2008 WINDEMERE AVE <i>03-ARM'S LENGTH</i>		06/18/2021	\$103,000	\$100.19	1.25 STY	401 3	1,028	1941	813	259	0.12 acres
		BRITT, ERICA R				FUNDERBURG SHARP, SHARON M					
41-08-476-012 617 CHANDLER AVE <i>03-ARM'S LENGTH</i>		06/24/2021	\$115,000	\$89.70	2 STORY	401 3	1,282	1950	585	0	0.12 acres
		JACKSON, KIRK A				RIGGS, CHINA					
41-08-478-017 522 CHALMERS ST <i>11-FROM LENDING INSTITUTIC</i>		07/02/2021	\$70,000	\$45.99	2 STORY	401 3	1,522	1949	628	308	0.10 acres
		H U D				WILLIAMS, CURTIS					
41-08-484-020 2517 E COURT ST <i>03-ARM'S LENGTH</i>		07/27/2021	\$107,500	\$78.93	2 STORY	401 3	1,362	1944	572	280	0.09 acres
		BROWN, ROSOLINE				WILBORN, CHEVON A					
41-08-477-018 518 GREENFIELD AVE <i>33-TO BE DETERMINED</i>		09/23/2021	\$110,000	\$106.08	1 STY	401 3	1,037	1940	1,037	240	0.13 acres
		THOMPSON, MILDRED A NKA FARROW				MASON, JERALD L					

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-17-226-010		11/10/2021	\$121,500	\$105.10	1.25 STY	401 3	1,156	1940	940		
2314 E COURT ST		MCAULEY, MICHELLE M & WF KAYLA			MYLES, QUIDADA					400	0.12 acres
03-ARM'S LENGTH											
41-08-451-010		11/05/2021	\$134,900	\$92.71	1.5 STY	401 3	1,455	1941	822		
525 LAFAYETTE ST		SMITH, RICHARD D			SATKOWIAK, SARAH E					280	0.13 acres
03-ARM'S LENGTH											
41-08-481-001		12/02/2021	\$119,000	\$107.01	1.25 STY	401 3	1,112	1942	904		
2202 WINDEMERE AVE		2202 WINDEMERE LLC			MYRANT, KEVIN					400	0.13 acres
03-ARM'S LENGTH											
41-17-229-004		12/23/2021	\$125,000	\$119.96	1 STY	401 3	1,042	1943	758		
2512 PIERCE ST		CASTRO, CRISELD A			ZINK, KYLE					420	0.12 acres
03-ARM'S LENGTH											
41-17-135-007		12/09/2021	\$113,500	\$108.30	1.25 STY	401 3	1,048	1928	712		
1125 S FRANKLIN AVE		DOERR, EMILY			ETTINGER, GEORGE T & WF HEATHER					360	0.14 acres
03-ARM'S LENGTH											
		Averages	\$105,015	\$81.10			1,333	1942			

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-08-479-007 523 CHALMERS ST 33-TO BE DETERMINED		08/25/2021	\$101,000	\$109.78	1.25 STY	401 3	920	1948	762	440	0.14 acres
		VEGA CONSULTING GROUP				TIMM, STEPHEN					
41-08-481-002 2208 WINDEMERE AVE 03-ARM'S LENGTH		11/05/2021	\$105,000	\$123.24	1 STY	401 3	852	1941	852	240	0.12 acres
		PIC PROPERTIES LLC				BEATTIE, JOHN C					
41-08-407-020 462 COMMONWEALTH AVE 03-ARM'S LENGTH		11/09/2021	\$89,610	\$98.26	1 STY	401 3	912	1950	912	308	0.16 acres
		WALTER, NEIL & WALTER, THERESA				O'CONNOR, HUNTER K & LEWIS, JUNE A					
41-08-481-011 2318 WINDEMERE AVE 03-ARM'S LENGTH		12/09/2021	\$105,000	\$113.76	1.25 STY	401 3	923	1942	735	308	0.12 acres
		HUDSON, TORI				GUNDERS, ALEXANDRA					
41-08-477-025 610 GREENFIELD AVE 03-ARM'S LENGTH		12/07/2021	\$93,900	\$101.51	1 STY	401 3	925	1944	925	0	0.13 acres
		TANKERSLEY, BRAD				BRISCOE, GABRIELLE					
41-08-476-027 2313 WINDEMERE AVE 03-ARM'S LENGTH		12/17/2020	\$98,500	\$102.50	1.25 STY	401 3	961	1945	781	308	0.13 acres
		CAMERON, PAUL & WF MARY S/O MADELIN				HICKS, CAMERON					
41-08-484-012 2614 MOUNTAIN AVE 03-ARM'S LENGTH		01/29/2021	\$71,000	\$75.61	1.25 STY	401 3	939	1943	803	283	0.09 acres
		ROGLER-CECIL, KRISTIN				GRIFFIN-TRUDEAU, PAMELA					

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Acreage

41-08-477-004 E SECOND ST 19-MULTI PARCEL ARM'S LENGTH		04/16/2021	\$65,000	\$0.00	1 STY	401 S	965	1938	965	0	0.14	acres
41-17-228-023 2301 HILLS ST 11-FROM LENDING INSTITUTION		06/10/2021	\$114,900	\$119.07	1 STY	401 S	965	1938	965	345	0.12	acres
41-17-227-015 2511 PIERCE ST 03-ARM'S LENGTH		07/23/2021	\$80,000	\$101.39	1 STY	401 S	789	1943	727	240	0.12	acres
41-08-481-002 2208 WINDEMERE AVE 03-ARM'S LENGTH		07/23/2021	\$69,900	\$82.04	1 STY	401 S	852	1941	852	240	0.12	acres
41-08-410-010 416 CHANDLER AVE 03-ARM'S LENGTH		06/30/2021	\$117,000	\$123.16	1.25 STY	401 S	950	1944	816	416	0.11	acres
41-08-482-018 2601 MOUNTAIN AVE 03-ARM'S LENGTH		09/10/2021	\$86,000	\$99.42	1 STY	401 S	865	1948	882	280	0.12	acres
41-17-228-033 2413 HILLS ST 03-ARM'S LENGTH		09/21/2021	\$67,000	\$89.10	1 STY	401 S	752	1944	800	497	0.14	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-08-482-020		10/04/2021	\$60,000	\$64.52	1.25 STY	401 3	930	1948	772		
2611 MOUNTAIN AVE		NATZKE, SCOTT & NATZKE, JEFF			DUNNING, ASHLEY					280	0.12 acres
03-ARM'S LENGTH											
41-08-434-008		10/21/2021	\$75,000	\$80.21	1.25 STY	401 3	935	1950	748		
435 S MEADE ST		TIJERINA, DANIEL & WF CHRISTINE			SMITH, WILLIAM JR					448	0.14 acres
03-ARM'S LENGTH											
Averages			\$86,790	\$85.22			847	1775			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 405-TIM

40-14-160-010 3315 BRENTWOOD DR 03-ARM'S LENGTH		01/07/2021	\$71,500	\$49.17	2 STORY	401 3	1,454	1925	742		
		LINAI PROPERTIES, LLC			HARRISON, CONNIE S					360	0.13 acres
40-14-156-032 3741 NORWOOD DR 08-ESTATE		01/11/2021	\$77,000	\$67.90	1.25 STY	401 3	1,134	1941	1,284		
		ESTATE OF MCWILLIAMS, IRENE L			JONES, BRIAN					320	0.32 acres
40-14-154-014 3710 BRENTWOOD DR 03-ARM'S LENGTH		01/27/2021	\$72,000	\$67.54	1.25 STY	401 3	1,066	1952	832		
		PHILLSBURY, NOAH			PILLSBURY, OEN					352	0.12 acres
40-14-331-001 601 BRADLEY AVE 03-ARM'S LENGTH		03/25/2021	\$80,000	\$77.97	1.25 STY	401 3	1,026	1950	720		
		POLK, JAQUAYLA S NKA RICHARDSON			MCGEE, NEKIA & WEAVER, DAVID J					320	0.17 acres
40-14-180-022 3128 SHERWOOD DR 03-ARM'S LENGTH		03/18/2021	\$40,000	\$35.00	1 STY	401 3	1,143	1950	903		
		HERNANDEZ PEREZ, ADRIAN			ALONSO JIMENEZ, PEDRO J					306	0.16 acres
40-14-328-019 3120 NORWOOD DR 03-ARM'S LENGTH		07/14/2021	\$84,900	\$57.21	1 STY	401 3	1,484	1950	908		
		HUTCHINGS, T & WF K			VASH INVESTMENTS GROUP LLC					311	0.15 acres
40-14-155-010 3709 BRENTWOOD DR 03-ARM'S LENGTH		07/27/2021	\$90,000	\$76.53	1 STY	401 3	1,176	1952	1,141		
		MARTIN, JEFFREY R			VASH INVESTMENT GROUP LLC					308	0.14 acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-14-328-019 3120 NORWOOD DR 03-ARM'S LENGTH		07/30/2021	\$80,000	\$53.91	1 STY	401 3	1,484	1950	908	311	0.15 acres
		VASH INVESTMENTS GROUP LLC			BERNIS DIAZ, TANIA T						
40-14-152-011 326 FERNDAL PL 33-TO BE DETERMINED		08/16/2021	\$69,900	\$55.52	1.25 STY	401 3	1,259	1940	1,033	240	0.15 acres
		VOLPE, ROBERT L & CATHLEEN J TRUST			HANCOCK, ROBERT & WF KRISTEN						
40-14-330-010 2702 MANSFIELD AVE 03-ARM'S LENGTH		09/02/2021	\$70,000	\$80.00	1 STY	401 3	875	1951	780	280	0.17 acres
		SMOOT, DOMINIC T			GOULD, GAYNELL						
40-14-326-003 513 SHEFFIELD AVE 03-ARM'S LENGTH		09/10/2021	\$70,000	\$83.53	1 STY	401 3	838	1950	576	280	0.15 acres
		HAAVA HOME LLC			CARTER, JOANN						
40-14-156-008 3713 NORWOOD DR 03-ARM'S LENGTH		11/15/2021	\$66,342	\$61.71	1 STY	401 3	1,075	1953	980	271	0.16 acres
		PRICE, THOMAS & LOWRY, STEVEN			RADAKOVICH, NADA						
40-14-155-009 3713 BRENTWOOD DR 16-LC PAYOFF		12/01/2021	\$32,900	\$28.56	1.25 STY	401 3	1,152	1946	922	352	0.16 acres
		MANOOLA LLC			MILLS, MILDRED						
40-14-152-007 333 CLOVERDALE PL 03-ARM'S LENGTH		12/30/2021	\$70,000	\$66.35	1.25 STY	401 3	1,055	1952	835	280	0.13 acres
		APOGEAN SERIES LLC SERIES 208			PUDELKO, ANTHONY						

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-14-155-027 3722 NORWOOD DR 33-TO BE DETERMINED		12/08/2021	\$65,000	\$49.62	1 STY	401 3	1,310	1949	1,280		
		ROSA, GWENDOLYN S/O MICHAEL			KOPPITZ, CHARLENE					330	0.16 acres
40-14-176-018 402 ALLENDALE PL 03-ARM'S LENGTH		12/02/2020	\$65,000	\$47.00	1 STY	401 3	1,383	1952	830		
		BRADLEY, BLAISE & WF SHARON			TRENCH, KATHLEEN M					492	0.16 acres
40-14-154-002 3720 BRENTWOOD DR 03-ARM'S LENGTH		12/14/2020	\$75,000	\$67.08	1 STY	401 3	1,118	1950	1,118		
		DONALDSON, MONA			OHANNASON, ERIN					277	0.22 acres
40-14-153-004 3501 SUNSET DR 03-ARM'S LENGTH		12/30/2020	\$77,000	\$55.80	1.25 STY	401 3	1,380	1937	896		
		MULLER, SANDRA M FKA MENS, SANDRA			ARIF, AHMED					440	0.15 acres
40-14-180-028 3214 SHERWOOD DR 03-ARM'S LENGTH		04/14/2021	\$79,000	\$83.69	1.25 STY	401 3	944	1950	720		
		KEY, TYANNE			FRIERSON, TAMIKA C					254	0.25 acres
40-14-159-029 512 SHEFFIELD AVE 03-ARM'S LENGTH		04/29/2021	\$48,000	\$37.68	2 STORY	401 3	1,274	1952	624		
		GRIFFIN, CHRISTOPHER			BEN JAMMIN LLC					0	0.11 acres
40-14-328-001 3222 NORWOOD DR 03-ARM'S LENGTH		05/07/2021	\$50,000	\$39.34	1 STY	401 3	1,271	1947	1,092		
		SUTTLES, WAYNE M			HUYCK, JOLEEN					546	0.23 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
40-14-180-021	3132 SHERWOOD DR	07/19/2021	\$100,000	\$50.61	1 STY	401 3	1,976	1954	1,976		
03-ARM'S LENGTH		ESHBAUGH, KENDRA			TANNENBAUM, HENRY R TRUST					576	0.16 acres
40-14-331-003	605 BRADLEY AVE	07/26/2021	\$65,900	\$66.10	1.25 STY	401 3	997	1950	720		
03-ARM'S LENGTH		BROWN, DAVID			JORY, MAY A					352	0.13 acres
40-14-153-001	3515 SUNSET DR	07/21/2021	\$60,000	\$44.28	1.25 STY	401 3	1,355	1946	1,110		
03-ARM'S LENGTH		DALTON, TARA			THELEN, CANDICE P					0	0.13 acres
40-14-155-014	3623 BRENTWOOD DR	08/12/2021	\$80,000	\$61.78	1.25 STY	401 3	1,295	1948	720		
03-ARM'S LENGTH		MURRY, CHARLES & WF MICHELLE			ARABIS HENDERSON, BRITTNEY					0	0.10 acres
40-14-155-008	3717 BRENTWOOD DR	09/17/2021	\$60,000	\$49.02	1 STY	401 3	1,224	1948	882		
33-TO BE DETERMINED		ALBRO, FRANK			DARK HORSE DEVELOPMENT GROUP LLC					293	0.17 acres
40-14-179-005	3323 PENCOMBE PL	10/29/2021	\$90,000	\$80.14	1.25 STY	401 3	1,123	1955	720		
03-ARM'S LENGTH		RANVILLE, TIMOTHY & ANNE LIV TRUST			CULBREATH, CIARA					308	0.12 acres
40-14-326-007	3119 SHERWOOD DR	11/10/2021	\$45,000	\$45.23	1.25 STY	401 3	995	1950	720		
03-ARM'S LENGTH		MILLENDER, BRYAN N			LANDMARK NORTH LLC					270	0.11 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											

40-14-180-025
 402 BRADLEY AVE
 03-ARM'S LENGTH



12/29/2021 \$33,000 \$38.64 1 STY 401 3 854 1951 720
 MILFORD, RONALD A TRUST 402 BRADLEY AVE LLC 0 0.13 acres

Averages \$67,843 \$57.82 1,197 1948

R - 407 TIM

40-14-177-056
 344 SHEFFIELD AVE
 03-ARM'S LENGTH



10/21/2021 \$32,200 \$35.94 2 STORY 401 3 896 1949 448
 HOME AND HEARTH LLC WILLIAMS, SHARON A 0 0.05 acres

40-14-177-037
 310 SHEFFIELD AVE
 03-ARM'S LENGTH



11/09/2021 \$43,400 \$48.44 2 STORY 401 3 896 1949 448
 SORENSON BANKERT, LYNN M JACKSON, SEAN D 0 0.04 acres

40-14-177-033
 321 ALLENDALE PL
 03-ARM'S LENGTH



12/04/2020 \$60,000 \$34.09 2 STORY 401 3 1,760 1976 685
 BLANCOVITCH, GILBERTO JACKSON, DOROTHY R 283 0.07 acres

Averages \$45,200 \$39.49 1,184 1958

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 410-TIM

40-14-305-016 724 BARNEY AVE 03-ARM'S LENGTH		03/24/2021	\$26,500	\$30.89	2 STORY	401 3	858	1929	572		
		724 BARNEY, LLC			DALY, RACHELE				440	0.11	acres
40-14-156-023 3718 BEECHER RD 03-ARM'S LENGTH		05/13/2021	\$60,000	\$30.69	TWO UNIT	401 3	1,955	1953	1,096		
		ABB & ASSOC, INC			PSR PROPERTY HOLDINGS LLC				528	0.16	acres
40-14-302-006 3417 GRATIOT AVE 33-TO BE DETERMINED		08/20/2021	\$82,000	\$89.91	1 STY	401 3	912	1939	804		
		WILHELM, DARWIN & WF CATHY			WARREN, ADAM				319	0.10	acres
40-14-305-011 823 HUBBARD AVE 03-ARM'S LENGTH		01/08/2021	\$36,000	\$34.65	1 STY	401 3	1,039	1942	751		
		SLOAN, LLC			WANG, CINDY				280	0.16	acres
40-14-306-013 720 MANN AVE 19-MULTI PARCEL ARM'S LENGTH		01/19/2021	\$70,000	\$95.63	1 STY	401 3	732	1939	662		
		DMZ PROPERTIES, LLC			MJG/JDG PROPERTIES				240	0.12	acres
40-14-304-018 3406 BEECHER RD 03-ARM'S LENGTH		04/02/2021	\$35,000	\$41.82	1 STY	401 3	837	1940	837		
		BEECHER REAL ESTATE HOLDINGS, LLC			RODGERS, MARHSA				264	0.12	acres
40-14-158-026 3606 VAN BUREN AVE 03-ARM'S LENGTH		05/06/2021	\$20,500	\$28.67	2 STORY	401 3	715	1927	572		
		BRADSHAW, GARRY R & WF SHARON			TRAN PROPERTIES LLC				360	0.10	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-14-305-006		08/05/2021	\$47,000	\$35.71	1.25 STY	401 3	1,316	1941	861		
733 HUBBARD AVE		MELTON, CHRISTA FKA MUSSELMAN			TROUT, JOHN					400	0.15 acres
33-TO BE DETERMINED											
40-14-327-027		09/16/2021	\$45,000	\$55.69	1 STY	401 3	808	1951	720		
3026 BEECHER RD		JK RILEY PROPERTIES, LLC			MATTHEWS, BETTY					0	0.10 acres
03-ARM'S LENGTH											
40-14-305-003		10/18/2021	\$26,500	\$35.62	1 STY	401 3	744	1940	756		
711 HUBBARD AVE		LEWIS, ANDRE D			G-TEK INVESTMENTS					240	0.11 acres
03-ARM'S LENGTH											
Averages			\$44,850	\$47.93			992	1940			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 415-TIM

41-18-352-008 1165 STOCKTON ST 19-MULTI PARCEL ARM'S LENGTH		12/31/2020	\$55,000	\$44.07	2 STORY	401 3	1,248	1937	624		
		HUTCHISON, THOMAS			HANNA, JONATHAN					0	0.20 acres

41-18-352-010 514 W SEVENTH ST 19-MULTI PARCEL ARM'S LENGTH		12/31/2020	\$55,000	\$0.00		402 3	0	0	0		
		HUTCHISON, THOMAS M II			HANNA, JONATHAN					0	0.06 acres

41-18-334-025 SIMPSON CT 03-ARM'S LENGTH		01/07/2021	\$30,000	\$0.00		001 3	0	0	0		
		WARD, RITA D TRUST			GREATER FLINT CHILDRENS MENTAL HEAL					0	0.08 acres

41-18-382-016 1604 CHURCH ST 03-ARM'S LENGTH		01/15/2021	\$32,000	\$16.26	TWO UNIT	401 3	1,968	1900	600		
		MILLISON, TIFFANY & NORWOOD, DEQUAN			AVIATION REAL ESTATE FINANCING LLC					0	0.34 acres

41-18-382-020 1622 CHURCH ST 03-ARM'S LENGTH		01/15/2021	\$32,000	\$0.00		402 3	0	0	0		
		MILLISON, TIFFANY S & NORWOOD, D SR			AVIATION REAL ESTATE FINANCING LLC					0	0.09 acres

41-18-333-038 TENTH ST 19-MULTI PARCEL ARM'S LENGTH		02/28/2021	\$45,000	\$0.00		001 3	0	0	0		
		AMERICAN RED CROSS			GREATER FLINT CHILDRENS MENTAL					0	0.09 acres

41-18-333-045 BEACH ST 19-MULTI PARCEL ARM'S LENGTH		02/26/2021	\$45,000	\$0.00		001 3	0	0	0		
		AMERICAN RED CROSS			GREATER FLINT CHILDRENS MENTAL					0	0.08 acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-18-333-046 BEACH ST 19-MULTI PARCEL ARM'S LENGTH		02/26/2021	\$45,000	\$0.00		001 3	0	0	0	0	0.12 acres
		AMERICAN RED CROSS				GREATER FLINT CHILDRENS MENTAL					
41-18-409-023 1501 BEACH ST 03-ARM'S LENGTH		03/31/2021	\$15,000	\$18.38	1 STY	401 3	816	1924	816	333	0.06 acres
		HAWKINS, LOUIS A				DFPH LLC					
40-13-328-044 1636 W COURT ST 03-ARM'S LENGTH		04/05/2021	\$5,000	\$0.00		402 3	0	0	0	0	0.15 acres
		MARKEL, JOHN H				KETTERING UNIVERSITY					
41-18-301-006 505 W COURT ST 03-ARM'S LENGTH		08/19/2021	\$67,000	\$24.50	2 STORY	201 3	2,735	1875	836	0	0.24 acres
		SHELTER OF FLINT, INC				FLINT ODYSSEY HOUSE, LLC					
41-18-380-007 1437 OAK ST 03-ARM'S LENGTH		08/06/2021	\$17,000	\$27.20	1 STY	401 3	625	1920	560	0	0.09 acres
		GLASS, DANIEL & WF RHONDA				ALDRIDGE, STEPHANIE & PUGH, MATT					
40-13-286-041 608 W COURT ST 03-ARM'S LENGTH		08/25/2021	\$105,000	\$62.80	2 STORY	401 3	1,672	1900	836	0	0.18 acres
		SHILLING, JEREMIAH L				KNIGHT, ABEL					
41-18-383-032 201 TENTH ST 03-ARM'S LENGTH		09/02/2021	\$94,000	\$44.30	TWO UNIT	401 3	2,122	1910	970	0	0.10 acres
		GOULD, GAYNELL				DFPH LLC					

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-18-451-014		12/08/2021	\$2,000	\$1.75	2 STORY	401 3	1,144	1918	572			
224 CROSS CT		RICKS, DON & WF JOHNNIE LOU			SMITH, JAVON					0	0.06	acres
21-NOT USED/OTHER												
41-18-382-016		01/12/2021	\$35,000	\$17.78	TWO UNIT	401 3	1,968	1900	600			
1604 CHURCH ST		SCHRAMM, SUSAN			MILLISON, TIFFANY & NORWOOD, DEQUAN					0	0.34	acres
03-ARM'S LENGTH												
41-18-333-032		02/22/2021	\$45,000	\$0.00		001 3	0	0	0			
BEACH ST		AMERICAN NATIONAL RED CROSS			GREATER FLINT CHILDRENS MENTAL					0	0.11	acres
19-MULTI PARCEL ARM'S LENGTH												
41-18-383-033		02/05/2021	\$30,000	\$29.97	1.75 STY	401 3	1,001	1918	572			
1523 CHURCH ST		MILLISON, TIFFANY			SHINWAR, FAHEMA					0	0.06	acres
03-ARM'S LENGTH												
41-18-333-037		02/22/2021	\$45,000	\$0.00		001 3	0	0	0			
TENTH ST		AMERICAN RED CROSS			GREATER FLINT CHILDRENS MENTAL					0	0.14	acres
19-MULTI PARCEL ARM'S LENGTH												
41-18-303-023		05/18/2021	\$27,600	\$27.30	2 STORY	401 3	1,011	1916	572			
1034 STOCKTON ST		GORTON, GERALD & WF ASHLEY			STONE PARK MANAGEMENT LLC					0	0.10	acres
03-ARM'S LENGTH												
41-18-381-012		05/13/2021	\$20,000	\$19.98	TWO UNIT	401 3	1,001	1929	572			
1511 TACOMA ST		ABB & ASSOC, INC			PSR PROPERTY HOLDINGS LLC					0	0.09	acres
03-ARM'S LENGTH												
Averages			\$40,314	\$15.92			824	1093				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 420-ROXANA

41-07-476-013 913 YOUNG ST 03-ARM'S LENGTH		08/24/2021	\$34,000	\$17.21	THREE UNIT	401 3	1,976	1915	1,138		
		TANNERNBAUM, HENRY R TRUST			TIPPER, KAREN D					0	0.09 acres

41-07-451-019 627 E SECOND ST 03-ARM'S LENGTH		03/09/2021	\$86,500	\$32.49	FOUR UNIT	401 3	2,662	1900	1,153		
		CHIU, YU-HSUAN			GEBRAEL, NADEEM					405	0.22 acres

41-07-451-017 615 E SECOND ST 19-MULTI PARCEL ARM'S LENGTH		07/09/2021	\$120,500	\$52.80	2 STORY	401 3	2,282	1897	1,224		
		BROWN, GREGORY S/O WF DIANE			WALKER, SHUNTAI					400	0.13 acres

41-07-476-013 913 YOUNG ST 03-ARM'S LENGTH		08/27/2021	\$69,000	\$34.92	THREE UNIT	401 3	1,976	1915	1,138		
		PLUTO PROPERTY GROUP LLC			HARIS HOLDINGS LLC					0	0.09 acres

41-18-202-010 607 EAST ST 03-ARM'S LENGTH		10/12/2021	\$115,000	\$47.56	THREE UNIT	401 3	2,418	1891	1,238		
		BREFELD, R & HICKENBOTTOM, P			PUSHMAN, ALEXANDER					0	0.22 acres

41-18-202-002 604 E SECOND ST 33-TO BE DETERMINED		12/03/2021	\$112,800	\$37.06	FOUR UNIT	401 3	3,044	1910	1,540		
		PROMAX INVESTMENT PARTNERS, LLC			OTERO, ANGEL L JR					0	0.11 acres

41-07-476-017 910 E SECOND ST 03-ARM'S LENGTH		12/31/2020	\$50,000	\$31.73	2 STORY	401 3	1,576	1914	870		
		OKRAKU, BIRIKORANG A			AL KHOURI FAMILY LLC					0	0.06 acres

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-18-207-017 714 THOMSON ST 03-ARM'S LENGTH		08/10/2021 SPALENY, DEBRA A	\$75,000	\$41.85	TWO UNIT RIPMOS PROPERTIES, LLC	401 3	1,792	1900	1,176	400	0.20 acres
41-07-453-019 420 CRAPO ST 33-TO BE DETERMINED		08/17/2021 KELLY, JAMES	\$78,000	\$25.26	TWO UNIT FORGE TRUST CO	401 3	3,088	1926	1,648	0	0.21 acres
41-07-451-052 436 THOMSON ST 03-ARM'S LENGTH		12/09/2021 DOERR, EMILY M	\$116,400	\$46.26	FOUR UNIT OTERO, ANGEL	401 3	2,516	1900	1,228	360	0.17 acres
41-18-202-007 620 E SECOND ST 03-ARM'S LENGTH		12/29/2021 PEARLMAN FAMILY TRUST	\$70,000	\$38.50	TWO UNIT DRELK PROPERTIES	401 3	1,818	1894	1,070	400	0.13 acres
Averages			\$84,291	\$36.88			2,286	1906			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 430-ROXANA

41-18-280-030 801 E NINTH ST 03-ARM'S LENGTH		04/23/2021	\$80,000	\$30.76	2 STORY	401 3	2,601	1915	1,256		
		RSBC HOLDINGS LLC			BROOKS, STEVEN W					536	0.22 acres
41-18-276-020 822 E SIXTH ST 03-ARM'S LENGTH		06/18/2021	\$100,000	\$73.96	2 STORY	401 3	1,352	1916	676		
		RICH, NANCY C			SIRIGNANO, CRYSTAL L					280	0.11 acres
41-18-276-020 822 E SIXTH ST 03-ARM'S LENGTH		08/31/2021	\$102,000	\$75.44	2 STORY	401 3	1,352	1916	676		
		SIRIGNANO, CRYSTAL L			ALLEN, BREANNA M					280	0.11 acres
41-18-277-033 853 E EIGHTH ST 03-ARM'S LENGTH		08/23/2021	\$110,000	\$85.14	1.75 STY	401 3	1,292	1918	720		
		LYNN, MICHAEL E			GOODAR, MALLORY					420	0.13 acres
41-17-151-013 905 E WELLINGTON AVE 03-ARM'S LENGTH		09/17/2021	\$32,000	\$31.13	1.75 STY	401 3	1,028	1924	528		
		GLD HOMES LLC			STONE PARK MANAGEMENT LLC					216	0.12 acres
41-18-280-002 1305 LAPEER RD 03-ARM'S LENGTH		10/15/2021	\$25,000	\$16.39	2 STORY	401 3	1,525	1919	840		
		LGI LLC			ALL AMERICAN AUTHORITY LLC					380	0.10 acres
41-18-228-008 903 E SEVENTH ST 03-ARM'S LENGTH		12/03/2021	\$20,000	\$15.75	1.75 STY	401 3	1,270	1916	720		
		RAWLS COOLEY REDMON, SONDR A			PARKER, ALLEN L					0	0.09 acres

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-18-284-002 1357 LAPEER RD 33-TO BE DETERMINED		12/20/2021 SMITH, LINDA TRUST	\$25,000	\$9.91	TWO UNIT VEDDER, IAN	401 3	2,522	1928	1,313	324	0.12 acres
41-18-276-010 722 E SIXTH ST 03-ARM'S LENGTH		05/24/2021 TATE, ALMA L S/O HUSB LESLIE	\$70,000	\$46.30	2 STORY RITTMAN, CAITLYN & LEGROW, SHARON	401 3	1,512	1915	672	484	0.12 acres
41-18-276-032 841 E SEVENTH ST 03-ARM'S LENGTH		07/30/2021 CAMPBELL, PATRIECE & EVANS, C	\$72,000	\$52.10	1.75 STY REDMOND, HEATHER	401 3	1,382	1915	765	0	0.11 acres
41-18-277-027 837 E EIGHTH ST 03-ARM'S LENGTH		11/08/2021 LYNN, MICHAEL E	\$15,000	\$9.93	2 STORY PFAFF, NYKOLE	401 3	1,511	1915	728	0	0.13 acres
41-18-280-022 821 E NINTH ST 03-ARM'S LENGTH		12/13/2021 MCDONALD, WILLIAM L	\$60,000	\$26.51	2 STORY LOCKLEAR, HELEN	401 3	2,263	1916	1,088	378	0.13 acres
		Averages	\$59,250	\$39.44			1,634	1918			

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
R - 435-ROXANA											
41-08-376-007		12/01/2020	\$143,000	\$83.72	1.75 STY	401 3	1,708	1939	976		
1601 CROMWELL AVE 03-ARM'S LENGTH		LAFORGE, PATRICIA M			CLARKSTON, JULIE N					660	0.20 acres
41-08-383-014		12/23/2020	\$94,000	\$76.05	1.25 STY	401 3	1,236	1937	836		
716 KENSINGTON AVE 03-ARM'S LENGTH		CASS, STEVEN A & WF RENEE L			BOETTCHER, VIOLA					360	0.14 acres
41-17-180-016		04/13/2021	\$125,000	\$85.15	2 STORY	401 3	1,468	1964	0		
1506 S FRANKLIN AVE 03-ARM'S LENGTH		FULGHAM, JOE ANN			MACKEY, JOLETTA					338	0.17 acres
41-17-131-004		04/22/2021	\$160,000	\$78.13	2 STORY	401 3	2,048	1939	1,024		
1119 BEARD ST 03-ARM'S LENGTH		GHATTAS, ELIE			HARRIS, JOSEPH H II					524	0.15 acres
41-17-129-016		03/24/2021	\$149,000	\$66.10	2 STORY	401 3	2,254	1930	976		
1009 KENSINGTON AVE 03-ARM'S LENGTH		Z REALTY LLC			THOMASON, GARY S & WF ELIZABETH T					522	0.17 acres
41-17-180-026		04/26/2021	\$145,000	\$125.00	1 STY	401 3	1,160	1962	1,160		
1618 S FRANKLIN AVE 03-ARM'S LENGTH		METCALFE, WILLIAM J JR			WALLACE, CARMEN S & DEONDRIA M					576	0.23 acres
41-17-106-029		04/28/2021	\$250,000	\$83.58	2 STORY	401 3	2,991	1928	831		
1407 WOODLAWN PARK DR 03-ARM'S LENGTH		GARSON, PAUL & WILCENSKI, HELEN			PRICE, SONJA F					700	0.19 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address		Grantor			Grantee						
Terms of Sale											
41-08-379-019 1809 MONTCLAIR AVE <i>03-ARM'S LENGTH</i>		04/29/2021 LOWES, ZACHARY	\$119,000	\$80.95	1.25 STY	401 3	1,470	1950	1,176	400	0.13 acres
41-17-176-005 1514 LINWOOD AVE <i>03-ARM'S LENGTH</i>		07/06/2021 HUGHES, LEORA & MERCER, LEO	\$189,900	\$75.27	2 STORY	401 3	2,523	1935	1,040	440	0.22 acres
41-17-127-019 922 BLANCHARD AVE <i>03-ARM'S LENGTH</i>		07/09/2021 SCHEID, DANIEL S & WF KATHLEEN J	\$140,000	\$70.56	2 STORY	401 3	1,984	1929	770	400	0.13 acres
41-08-382-013 814 BLANCHARD AVE <i>33-TO BE DETERMINED</i>		09/15/2021 BROECKER, DEREK & HAMMER, LORI	\$137,000	\$80.97	2 STORY	401 3	1,692	1941	876	400	0.22 acres
41-08-382-017 1621 E COURT ST <i>03-ARM'S LENGTH</i>		09/30/2021 GHATTAS, ELIE	\$145,000	\$86.31	2 STORY	401 3	1,680	1950	840	484	0.22 acres
41-17-104-012 912 BEARD ST <i>03-ARM'S LENGTH</i>		12/03/2021 CHRISTENA, JOHN M & WF MARIANNE F	\$146,000	\$87.85	2 STORY	401 3	1,662	1939	816	400	0.12 acres
41-17-101-006 1301 RIVERDALE RD <i>03-ARM'S LENGTH</i>		12/23/2021 GATES, JONATHAN &WF GARCIA, EVELIZ	\$200,000	\$71.40	2 STORY	401 3	2,801	1951	1,370	506	0.76 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
41-17-134-028 1851 BROOKSIDE DR <i>03-ARM'S LENGTH</i>		12/03/2020	\$195,750	\$63.33	2 STORY	401 3	3,091	1951	1,866		566	0.40 acres
41-17-103-005 917 WOODSIDE DR <i>19-MULTI PARCEL ARM'S LENGTH</i>		04/23/2021	\$150,000	\$68.09	2 STORY	401 3	2,203	1924	1,029		360	0.18 acres
41-08-383-020 818 KENSINGTON AVE <i>03-ARM'S LENGTH</i>		04/30/2021	\$140,000	\$96.35	2 STORY	401 3	1,453	1928	777		240	0.14 acres
41-17-129-018 1017 KENSINGTON AVE <i>03-ARM'S LENGTH</i>		05/11/2021	\$150,000	\$104.31	1.25 STY	401 3	1,438	1926	1,150		563	0.17 acres
41-17-106-025 1417 LINWOOD AVE <i>03-ARM'S LENGTH</i>		05/28/2021	\$335,000	\$96.93	ESTATE HOME	401 3	3,456	1929	1,415		429	0.33 acres
41-17-126-007 923 BEARD ST <i>03-ARM'S LENGTH</i>		06/23/2021	\$106,000	\$52.37	2 STORY	401 3	2,024	1937	996		400	0.13 acres
41-17-129-010 923 KENSINGTON AVE <i>03-ARM'S LENGTH</i>		06/14/2021	\$180,000	\$70.92	2 STORY	401 3	2,538	1936	1,209		560	0.17 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-08-384-011		08/30/2021	\$152,000	\$85.78	2 STORY	401 3	1,772	1927	720		
805 KENSINGTON AVE		BIDDINGER, ANDREW & WF SUSANNA			DIMAMBRO, NAOMI & HUSB JOSEPH					484	0.17 acres
03-ARM'S LENGTH											
41-17-176-015		09/10/2021	\$130,000	\$92.72	2 STORY	401 3	1,402	1937	704		
1417 BROOKWOOD AVE		MIX, CATHERINE			NEWMAN, ALLISON					440	0.14 acres
33-TO BE DETERMINED											
41-17-129-019		12/02/2021	\$140,000	\$90.32	2 STORY	401 3	1,550	1939	768		
1021 KENSINGTON AVE		HAGENSEN, MELODEE			HARRIS, AISHA					360	0.17 acres
03-ARM'S LENGTH											
41-08-384-009		11/30/2021	\$125,000	\$87.60	2 STORY	401 3	1,427	1947	711		
723 KENSINGTON AVE		YUSKO REAL ESTATE SERVICES, LLC			EDWARDS, NICKOY R					453	0.17 acres
03-ARM'S LENGTH											
Averages			\$157,866	\$82.39			1,961	1939			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 445-ROXANA

41-16-276-012 1201 BURLINGTON DR 03-ARM'S LENGTH		03/19/2021	\$70,000	\$49.93	TRI-LEVEL	401 3	1,402	1963	425		
		RIDDLE, BRIDGET L & THOMAS, BRIDGET			LITTLEJOHN, LINDA					494	0.17 acres
41-16-202-010 3415 BRIMFIELD DR 03-ARM'S LENGTH		06/02/2021	\$60,000	\$24.66	2 STORY	401 3	2,433	1966	996		
		LI, WEN			JIMENEZ, IRWING					413	0.20 acres
41-16-226-023 1026 BURLINGTON DR 03-ARM'S LENGTH		11/03/2021	\$80,110	\$61.06	TRI-LEVEL	401 3	1,312	1963	0		
		ATWATER, CHARLES ESTATE			CALDWELL, EBONI L					301	0.16 acres
41-16-204-024 1002 BARRINGTON DR 03-ARM'S LENGTH		12/29/2020	\$98,000	\$54.57	2 STORY	401 3	1,796	1971	547		
		STRAHAM, BESSIE H S/O CLARENCE			WHEELER, JAMESINA					499	0.25 acres
41-16-229-004 3616 EASTHAMPTON DR 03-ARM'S LENGTH		12/18/2020	\$84,000	\$70.41	1 STY	401 3	1,193	1962	985		
		REALMUTO, LAURA G			GOLSON, MONICA					231	0.13 acres
41-16-226-020 1014 BURLINGTON DR 03-ARM'S LENGTH		12/22/2020	\$83,000	\$69.28	1 STY	401 3	1,198	1963	982		
		BUTLER, MICHELLE S			GREEN, TERANCE W					314	0.16 acres
41-16-227-006 927 BURLINGTON DR 03-ARM'S LENGTH		04/13/2021	\$50,000	\$30.16	TRI-LEVEL	401 3	1,658	1964	533		
		STRAHAM, TOMMIE L			PETTY, JAMES					392	0.15 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-16-227-009		08/10/2021	\$130,000	\$69.63	2 STORY	401 3	1,867	1964	625			
1009 BURLINGTON DR		GOODMAN, JOHNNIE			BANKS, JARQUEZE & WF NAPIER-BANKS,					404	0.14	acres
03-ARM'S LENGTH												
		Averages	\$81,889	\$53.71			1,607	1965				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 450-TIM

40-15-486-017 972 JOHNSON AVE 03-ARM'S LENGTH		01/15/2021	\$42,000	\$47.35	1.25 STY	401 3	887	1952	672		
		JOHNS AVE, LLC			KENDALL, JOSEPH F					484	0.10 acres
40-15-486-002 955 SALISBURY AVE 03-ARM'S LENGTH		04/06/2021	\$49,900	\$56.26	1.25 STY	401 3	887	1952	672		
		ZUDELL, MARISSA			QUEEN, DOUG					0	0.11 acres
40-15-481-016 968 SALISBURY AVE 03-ARM'S LENGTH		05/20/2021	\$30,500	\$43.08	1 STY	401 3	708	1952	0		
		SUMMIT MANAGEMENT GROUP LTD MI			JC CAPITAL FUNDING LLC					308	0.11 acres
40-15-485-004 1015 DARLING ST 03-ARM'S LENGTH		08/30/2021	\$23,000	\$27.22	1 STY	401 3	845	1951	0		
		BL WRIGHT LLC			HOLZWARTH, CONNOR					280	0.22 acres
40-15-486-019 980 JOHNSON AVE 33-TO BE DETERMINED		08/02/2021	\$37,500	\$40.06	1.25 STY	401 3	936	1951	672		
		BRANDON, MATTHEW P			BRANDON, JOSHUA A					520	0.10 acres
40-15-427-008 3814 FRAZER ST 03-ARM'S LENGTH		08/06/2021	\$48,000	\$42.25	1 STY	401 3	1,136	1965	955		
		WOLIN, SHELDON			PROENZA RICARDO, NELSON R					384	0.19 acres
40-15-457-025 4014 REYNOLDS ST 03-ARM'S LENGTH		09/07/2021	\$45,000	\$47.07	1 STY	401 3	956	1951	956		
		FORTUNE, REBECCA			RYKULSKI, STANLEY & THOMAS J					1,780	0.23 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-15-487-007 983 JOHNSON AVE <i>03-ARM'S LENGTH</i>		09/22/2021	\$37,000	\$52.26	1 STY	401 3	708	1952	0	0	0.11 acres
40-15-481-004 3817 MANNHALL AVE <i>03-ARM'S LENGTH</i>		10/01/2021	\$47,000	\$69.73	1 STY	401 3	674	1955	674	0	0.12 acres
40-14-358-002 955 HUBBARD AVE <i>03-ARM'S LENGTH</i>		10/06/2021	\$21,000	\$30.43	1 STY	401 3	690	1952	675	352	0.09 acres
40-14-358-005 967 HUBBARD AVE <i>03-ARM'S LENGTH</i>		10/12/2021	\$65,000	\$71.90	1.25 STY	401 3	904	1954	708	484	0.09 acres
40-14-352-016 932 BARNEY AVE <i>03-ARM'S LENGTH</i>		10/15/2021	\$26,000	\$24.71	1 STY	401 3	1,052	1951	0	385	0.13 acres
40-15-426-020 4012 FRAZER ST <i>03-ARM'S LENGTH</i>		10/22/2021	\$7,500	\$8.74	1 STY	401 3	858	1956	0	480	0.13 acres
40-15-432-005 3921 W KEARSLEY ST <i>03-ARM'S LENGTH</i>		11/24/2021	\$23,000	\$36.51	1 STY	401 3	630	1930	606	0	0.09 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-15-433-002		04/02/2021	\$36,000	\$38.96	1 STY	401 3	924	1966	965			
4019 JOYNER ST 33-TO BE DETERMINED		E & R HOMES, LLC			LASH, ELLA M & HUSB JAMES D					352	0.09	acres
40-15-455-008		12/07/2021	\$37,000	\$56.84	1 STY	401 3	651	1956	0			
1034 MEIDA ST 19-MULTI PARCEL ARM'S LENGTH		KERBY, THOMAS & WF CAROLE			LEONARD, BERNARD					0	0.09	acres
40-15-487-035		12/18/2020	\$28,000	\$42.42	1 STY	401 3	660	1927	660			
964 S BALLENGER HWY 03-ARM'S LENGTH		SMITH, CLARENCE L & WF VIRGINIA K			BAKER, BRETT					720	0.11	acres
40-15-457-009		12/28/2020	\$19,500	\$28.93	1 STY	401 3	674	1951	674			
4017 BLACKINGTON AVE 03-ARM'S LENGTH		EARNEST AND FORT, LLC			HOUSTON, KENYRDA					352	0.12	acres
40-15-487-035		03/12/2021	\$65,000	\$98.48	1 STY	401 3	660	1927	660			
964 S BALLENGER HWY 03-ARM'S LENGTH		BAKER, BRETT			PEREZ, CARLOS					720	0.11	acres
40-15-457-016		04/13/2021	\$39,000	\$35.94	1.5 STY	401 3	1,085	1920	576			
4022 REYNOLDS ST 03-ARM'S LENGTH		MORRIS, ANGELA			ELKASSIS, EDDY					366	0.12	acres
40-15-434-004		04/29/2021	\$24,076	\$31.68	1 STY	401 3	760	1953	0			
3921 JOYNER ST 03-ARM'S LENGTH		Z & L RENTAL PROPERTIES LLC			MOSES, CLARK III					0	0.09	acres

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
40-15-432-040 3827 W KEARSLEY ST 03-ARM'S LENGTH		07/30/2021 \$55,000 \$68.32 WILLIAMS, ROBIN D & WF ANDREA J	1 STY 401 sq ft 805 1925	490		311	0.18 acres					
40-15-477-031 3816 MANNHALL AVE 03-ARM'S LENGTH		06/30/2021 \$26,000 \$29.45 MARSHALL, MELISSA	1.25 STY 401 sq ft 883 1949	696		0	0.11 acres					
40-15-453-023 914 TACKEN ST 19-MULTI PARCEL ARM'S LENGTH		09/30/2021 \$171,000 \$216.46 JMZ PROPERTIES LLC &/OR DMZ PROPERT	1 STY 401 sq ft 790 1927	768		0	0.20 acres					
40-14-357-012 991 S BALLENGER HWY 19-MULTI PARCEL ARM'S LENGTH		09/30/2021 \$142,500 \$201.27 JMZ PROPERTIES, LLC	1 STY 401 sq ft 708 1952	0		0	0.09 acres					
40-14-358-010 983 HUBBARD AVE 33-TO BE DETERMINED		10/05/2021 \$43,000 \$62.32 CHANDLER, CHARLES C	1 STY 401 sq ft 690 1952	675		352	0.09 acres					
40-15-479-002 3615 W COURT ST 03-ARM'S LENGTH		12/09/2021 \$30,000 \$29.94 NOLFF, MARSHALL & LESLIE	1.25 STY 401 sq ft 1,002 1950	792		352	0.18 acres					
40-15-485-033 990 SALISBURY AVE 03-ARM'S LENGTH		11/24/2021 \$35,000 \$39.46 HOPKINS, BOBBY G & WF JONELL	1.25 STY 401 sq ft 887 1952	672		0	0.12 acres					

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-15-486-018		12/28/2021	\$26,000	\$29.31	1.25 STY	401 3	887	1952	672			
976 JOHNSON AVE		DEUTSCHE BANK TRUST CO AMERICAS				FIRST SECURED INVESTMENT GROUP LLC				489	0.10	acres
11-FROM LENDING INSTITUTIC												
		Averages	\$44,120	\$55.43			825	1948				

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 455-TIM

40-14-381-018
 932 HAMMOND ST
 03-ARM'S LENGTH



02/04/2021
 \$27,400
 \$43.08
 1 STY
 401 3
 636
 1927
 636
 PANEK, DAVID L
 KUZERA, JENNIFER & PORTER, CARL

0 0.09 acres

40-14-381-019
 HAMMOND ST
 03-ARM'S LENGTH

02/04/2021
 \$27,400
 \$0.00
 PANEK, DAVID L

402 3
 0
 0
 0
 KUZERA, JENNIFER & PORTER, CARL

0 0.15 acres

40-14-382-014
 2718 FIELDING ST
 03-ARM'S LENGTH



04/30/2021
 \$59,000
 \$48.36
 1.25 STY
 401 3
 1,220
 1953
 976
 D & G MANAGEMENT GROUP, LLC
 MCCOY, CHERIKA

280 0.09 acres

40-14-389-005
 2815 REYNOLDS ST
 03-ARM'S LENGTH



03/05/2021
 \$25,000
 \$34.72
 1.25 STY
 401 3
 720
 1920
 480
 RELIANT RENTALS LLC
 ALLEN'S NEST LLC

0 0.09 acres

40-14-362-014
 951 STOCKER AVE
 03-ARM'S LENGTH



06/24/2021
 \$48,000
 \$44.20
 TWO UNIT
 401 3
 1,086
 1920
 572
 MOREAU, NATHAN A
 AHADI, BEHTASH & WF KHALIDA

527 0.15 acres

40-14-366-021
 1009 BARNEY AVE
 03-ARM'S LENGTH



08/12/2021
 \$30,000
 \$26.36
 1 STY
 401 3
 1,138
 1955
 0
 JAMES, RAFAEL
 GOMEZ, JOSMEL

448 0.20 acres

40-14-381-005
 911 BRADLEY AVE
 03-ARM'S LENGTH



08/19/2021
 \$44,900
 \$56.41
 1 STY
 401 3
 796
 1954
 796
 TURNER, DERRICK L
 PUTMAN, JASON L

576 0.09 acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
40-14-353-019 932 MANN AVE 03-ARM'S LENGTH		09/21/2021	\$17,500	\$24.17	1 STY	401 3	724	1948	0		0	0.09 acres
40-13-355-007 1940 BECKER ST 03-ARM'S LENGTH		09/28/2021	\$25,000	\$40.32	1 STY	401 3	620	0	400		0	0.08 acres
40-14-353-019 932 MANN AVE 03-ARM'S LENGTH		10/29/2021	\$36,000	\$49.72	1 STY	401 3	724	1948	0		0	0.09 acres
40-14-381-006 915 BRADLEY AVE 03-ARM'S LENGTH		11/23/2021	\$27,000	\$33.42	1 STY	401 3	808	1920	808		0	0.09 acres
40-14-356-006 911 KNAPP AVE 03-ARM'S LENGTH		03/19/2021	\$28,000	\$38.78	1 STY	401 3	722	1920	644		240	0.09 acres
40-13-302-006 1926 W COURT ST 03-ARM'S LENGTH		02/22/2021	\$82,000	\$45.15	FOUR UNIT	401 3	1,816	1860	664		0	0.20 acres
40-14-356-026 938 HUGHES AVE 19-MULTI PARCEL ARM'S LENGTH		09/30/2021	\$171,000	\$165.86	1 STY	401 3	1,031	1920	704		484	0.28 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-14-427-036		11/18/2021	\$34,100	\$34.07	2 STORY	401 3	1,001	1918	572		
2005 BECKWITH CT 03-ARM'S LENGTH		STANLEY, REBECCA			CONN, CLAY & BURNS, BRITTANY N					0	0.11 acres
40-14-427-031		11/18/2021	\$34,100	\$0.00		402 3	0	0	0		
2001 BECKWITH CT 03-ARM'S LENGTH		STANLEY, REBECCA			CONN, CLAY & BURNS, BRITTANY N					0	0.06 acres
40-14-361-002		09/17/2021	\$65,000	\$41.51	1.75 STY	401 3	1,566	1948	880		
955 MANN AVE 03-ARM'S LENGTH		ALLEN, ANITA L			MORALES, MONICA G & HYMAN, TIMOTHY					440	0.14 acres
		Averages	\$45,965	\$42.71			859	1589			

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 460-TIM

40-22-231-019 3626 WHITNEY AVE 03-ARM'S LENGTH		04/30/2021 \$55,500 \$33.11	2 STORY 401 3 1,676 1951 0	HOSKINS, TODD A & WF TONIA ALDABYANI, DAHAN	576 0.11 acres
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40-22-284-009 3905 HOGARTH AVE 03-ARM'S LENGTH		05/04/2021 \$61,000 \$83.45	1.25 STY 401 3 731 1952 0	FERCHAK, JOHN JR & EMILY K DOUGLASS, ERIC & WF MONICA	0 0.15 acres
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40-22-280-008 3905 CLAIRMONT ST 11-FROM LENDING INSTITUTIC		06/16/2021 \$36,250 \$39.92	1.25 STY 401 3 908 1953 708	MI STATE HOUSING DEVELOPMENT AUTH ELKASSIS, EDDY	352 0.11 acres
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40-22-278-020 3930 CLAIRMONT ST 03-ARM'S LENGTH		08/09/2021 \$27,000 \$29.74	1.25 STY 401 3 908 1953 708	KENDRICK, GARY R ESTATE RHYNE, WILLIAM J III	440 0.11 acres
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40-22-280-027 3826 LARCHMONT ST 03-ARM'S LENGTH		08/26/2021 \$55,500 \$61.67	1 STY 401 3 900 1955 884	LOZEN, CHANTAL HUDIAK, DANIEL & WF RITA L	547 0.11 acres
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40-22-277-026 3617 ARLENE AVE 03-ARM'S LENGTH		09/24/2021 \$35,300 \$37.47	1 STY 401 3 942 1953 629	Z&L RENTAL PROPERTIES LLC ASK PROPERTY HOLDINGS II LLC	457 0.17 acres
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40-22-232-017 3930 ARLENE AVE 03-ARM'S LENGTH		10/13/2021 \$97,500 \$84.78	1.25 STY 401 3 1,150 1953 672	RAMSEY, NICHOLAS & WF ELIZABETH MANIGAULT, THERESA	360 0.11 acres
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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>										
40-22-277-025 3625 ARLENE AVE <i>03-ARM'S LENGTH</i>		10/12/2021	\$13,000	\$20.00	1 STY	401 3	650	1924	650		360	0.22 acres
		BRILL, ARTHUR T III				BESLAC, RADE						
40-22-283-019 3622 HOGARTH AVE <i>03-ARM'S LENGTH</i>		12/10/2021	\$49,500	\$57.96	1 STY	401 3	854	1947	854		640	0.22 acres
		NOWAK, TANYA R				PECK, SUSAN P						
40-22-231-020 3622 WHITNEY AVE <i>03-ARM'S LENGTH</i>		12/16/2020	\$50,000	\$51.76	1 STY	401 3	966	1951	0		396	0.11 acres
		HUMPHREY, CURTIS J				MCCULLOUGH, DAMARIO H						
40-22-281-013 3722 LARCHMONT ST <i>03-ARM'S LENGTH</i>		01/25/2021	\$30,000	\$26.60	2 STORY	401 3	1,128	1953	624		582	0.11 acres
		WILLINSKY, NICOLE				SIDDIQUI, KHALID & WF RIFFAT						
40-22-282-010 3901 LARCHMONT ST <i>03-ARM'S LENGTH</i>		02/18/2021	\$54,500	\$59.89	1 STY	401 3	910	1954	910		528	0.14 acres
		LAWRENCE, T JR & BALLARD, M				RODRIGUEZ, JAVIER						
40-22-231-015 3714 WHITNEY AVE <i>03-ARM'S LENGTH</i>		05/06/2021	\$12,965	\$22.67	1 STY	401 3	572	1947	550		0	0.11 acres
		AMERICAN HOME SOLUTIONS GROUP, LLC				JMZ PROPERTIES LLC						
40-22-277-012 1502 S BALLENGER HWY <i>03-ARM'S LENGTH</i>		04/30/2021	\$20,000	\$22.94	1 STY	401 3	872	1947	872		0	0.22 acres
		MACINNIS, ROY & BARBARA REV LIV TR				CORDS, ALEXANDRA						

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-22-231-024		07/23/2021	\$22,900	\$32.53	1 STY	401 3	704	1924	704		
3604 WHITNEY AVE		JACKSON & BURGESS PROPERTIES LLC			SMITH, BENJAMIN M & WF CHRISTINE L					0	0.12 acres
03-ARM'S LENGTH											
40-22-278-003		07/28/2021	\$20,000	\$28.99	1 STY	401 3	690	1959	672		
3925 HERRICK ST		BOSTIC, ANTHONY & WF SUSAN			G & M PROPERTIES MANAGEMENT LLC					0	0.11 acres
03-ARM'S LENGTH											
40-22-282-014		09/13/2021	\$42,000	\$46.15	1 STY	401 3	910	1954	910		
3813 LARCHMONT ST		HARRIS, VERA J			DARK HORSE DEVELOPMENT GROUP LLC					960	0.14 acres
03-ARM'S LENGTH											
40-22-226-008		10/29/2021	\$45,000	\$60.57	1 STY	401 3	743	1956	0		
3930 AUGUSTA ST		YOUNG, JEANETTE J			BAYER, DIRK					329	0.15 acres
03-ARM'S LENGTH											
40-22-285-002		11/22/2021	\$38,500	\$54.00	1 STY	401 3	713	1946	0		
3717 HOGARTH AVE		BRADY, CHRISTOPHER H			WHEELER, PAUL					240	0.14 acres
03-ARM'S LENGTH											
40-22-226-010		10/29/2021	\$28,000	\$37.69	1 STY	401 3	743	1956	0		
3922 AUGUSTA ST		HUYCK, BEVERLY J			SALMAN INVESTMENT LLC					0	0.11 acres
03-ARM'S LENGTH											
40-22-228-022		11/17/2021	\$50,250	\$55.65	1.25 STY	401 3	903	1953	708		
3906 BROWN ST		TATE, MARY M			NARMEEN, KABRA, LLC					528	0.11 acres
03-ARM'S LENGTH											
		Averages	\$40,222	\$45.12			884	1950			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 465-TIM

40-23-110-024
1318 KNAPP AVE
03-ARM'S LENGTH



01/21/2021 \$20,000 \$28.21
KING PROPERTY LLC

1 STY 401 3 709 1925 709
SLAVIK, JUNE A & HENSHAW, SHANNON J

320 0.09 acres

40-23-126-015
1120 HUGHES AVE
03-ARM'S LENGTH



01/22/2021 \$42,500 \$42.89
JENKINS, ALVIN & WF JUSTINE

1.25 STY 401 3 991 1950 780
VASH INVESTMENT GROUP LLC

280 0.12 acres

40-23-158-012
3409 LARCHMONT ST
03-ARM'S LENGTH



04/02/2021 \$44,000 \$67.48
HAVENS, BRIAN G

1 STY 401 3 652 1947 652
ALS INTERIORS PARTNERS LLC

280 0.11 acres

40-23-151-005
3509 ARLENE AVE
19-MULTI PARCEL ARM'S LENGTH



03/24/2021 \$59,000 \$47.20
K2J2 PROPERTIES LLC

1.75 STY 401 3 1,250 1936 616
MARK VII LLC

264 0.11 acres

40-23-126-022
1218 HUGHES AVE
19-MULTI PARCEL ARM'S LENGTH



03/24/2021 \$59,000 \$62.70
MOORE, MICHELLE C

1 STY 401 3 941 1927 941
MARK VII LLC

410 0.12 acres

40-23-105-013
1209 STOCKER AVE
03-ARM'S LENGTH



04/16/2021 \$13,000 \$18.06
BECKER, RALPH

1 STY 401 3 720 1948 720
SNAPSHOT BPO LLC

240 0.09 acres

40-23-152-016
3214 HERRICK ST
03-ARM'S LENGTH



05/10/2021 \$22,900 \$36.35
UW REAL ESTATE, LLC

1 STY 401 3 630 1947 624
SMITH, BENJAMIN M & WF CHRISTINE L

432 0.11 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Terms of Sale		Grantor			Grantee						
40-23-156-021		05/10/2021	\$25,400	\$38.96	1 STY	401 3	652	1947	652		
3214 LARCHMONT ST		3214 LARCHMONT STREET, LLC			SMITH, BENJAMIN M & WF CHRISTINE L					0	0.11 acres
40-23-106-023		05/19/2021	\$39,900	\$61.29	1 STY	401 3	651	1957	655		
3406 WHITNEY AVE		DALTON, HEATHER			GOODMAN, JOSHUA					0	0.08 acres
40-23-158-016		06/17/2021	\$40,000	\$49.63	1 STY	401 3	806	1924	572		
3522 HOGARTH AVE		WILLIAMS, BRENT T			ROQUE, OSMANI C					1,232	0.33 acres
40-23-154-001		07/19/2021	\$49,000	\$58.33	1 STY	401 3	840	1948	840		
1601 BARNEY AVE		MCINTYRE, LYNETTE			MARTINEZ SANUDO, ABEL L					396	0.25 acres
40-23-151-031		09/14/2021	\$35,000	\$26.08	2 STORY	401 3	1,342	1924	480		
3417 ARLENE AVE		MASTERS, GERALD & WF SHELLY			LAGARENNE, WILLIAM					0	0.22 acres
40-23-102-019		09/13/2021	\$31,000	\$47.55	1 STY	401 3	652	1948	652		
3422 BROWN ST		KMH PROPERTIES LLC			G-TEK INVESTMENTS LLC					448	0.11 acres
40-23-151-019		09/20/2021	\$47,000	\$62.17	1 STY	401 3	756	1952	0		
3514 HERRICK ST		GERSTENBERGER, JUSTIN			ADCOX, RODNEY					0	0.11 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-23-156-022		09/30/2021	\$171,000	\$296.88	1 STY	401 3	576	1920	576			
3210 LARCHMONT ST 19-MULTI PARCEL ARM'S LENGTH		JMZ PROPERTIES LLC &/OR DMZ PROPERT			OUTLIERS REAL ESTATE G LLC					528	0.11	acres
40-23-176-013		12/28/2021	\$46,000	\$54.25	1 STY	401 3	848	1953	768			
1618 HUGHES AVE 03-ARM'S LENGTH		BRONSON, THERESA			AZIZ, DIAB					440	0.12	acres
40-23-127-018		12/16/2021	\$10,000	\$9.06	1 STY	401 3	1,104	1923	816			
1114 KNIGHT AVE 03-ARM'S LENGTH		SALES, ANTHONY L & PAMELA J TR			KELLY, RODRICK & SKINNER, TERICA L					342	0.12	acres
40-23-159-007		01/06/2021	\$24,000	\$33.38	1 STY	401 3	719	1951	719			
3217 LARCHMONT ST 03-ARM'S LENGTH		PENNI WIZE INVESTMENTS LLC			BARROS, NOAH					0	0.13	acres
40-23-154-016		01/15/2021	\$25,000	\$27.06	1 STY	401 3	924	1971	924			
3302 CLAIRMONT ST 03-ARM'S LENGTH		LAFON, HELGA E TRUST			NEW FLINT DEVELOPMENT LLC					0	0.11	acres
40-23-158-017		02/26/2021	\$35,000	\$53.68	1 STY	401 3	652	1946	652			
3510 HOGARTH AVE 03-ARM'S LENGTH		VANTOL, TRACI FKA HAVENS			WARREN, SAMUEL					440	0.11	acres
40-23-126-015		05/17/2021	\$70,000	\$70.64	1.25 STY	401 3	991	1950	780			
1120 HUGHES AVE 03-ARM'S LENGTH		VASH INVESTMENT GROUP LLC			CARMONA, HECTOR & ROCA IVIRICO, VIC					280	0.12	acres

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-23-158-023 3410 HOGARTH AVE 03-ARM'S LENGTH		04/28/2021	\$27,000	\$41.41	1 STY	401 3	652	1946	652	0	0.11 acres
		STANKEWICZ, DENNIS & WF MERILEE			ALDRIDGE, STEPHANIE & PUGH, MATTHEW						
40-23-108-010 1409 BARNEY AVE 19-MULTI PARCEL ARM'S LENGTH		06/03/2021	\$69,900	\$78.28	1 STY	401 3	893	1962	893	352	0.12 acres
		CARTELLE, YOHAIRO & CARRAZANA, MELI			TEAL, CODY R						
40-23-108-011 1413 BARNEY AVE 19-MULTI PARCEL ARM'S LENGTH		06/03/2021	\$69,900	\$0.00		402 3	0	0	0	0	0.12 acres
		CARTELLE, YOHAIRO & CARRAZANA, MELI			TEAL, CODY R						
40-23-159-014 3302 CHICAGO BLVD 03-ARM'S LENGTH		07/08/2021	\$37,000	\$44.26	1 STY	401 3	836	1952	836	250	0.17 acres
		MCCOMB, GUY W			JOHNSON, CRAIG L						
40-23-107-027 3402 ARLENE AVE 03-ARM'S LENGTH		07/16/2021	\$70,000	\$84.95	1 STY	401 3	824	1930	824	240	0.11 acres
		RAMSEY, NICHOLAS & WF ELIZABETH			DEAR, JOSEPH & WF ANEMARIE						
40-23-106-006 3505 BROWN ST 03-ARM'S LENGTH		08/31/2021	\$49,900	\$65.57	1 STY	401 3	761	1923	400	216	0.22 acres
		NEW FLINT DEVELOPMENT			WATSON, ANGELA M						
40-23-103-018 1210 MANN AVE 03-ARM'S LENGTH		06/02/2021	\$54,900	\$63.10	1 STY	401 3	870	1925	800	440	0.09 acres
		SNAPSHOT BPO LLC			GONZALEZ, MANUEL R						

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-23-132-013		08/30/2021	\$30,000	\$39.06	1 STY	401 3	768	1924	768		
1421 HUGHES AVE		PROMENCHENKEL, GREGORY J			STROZIER, YOLANDA & TERRANCE					360	0.12 acres
03-ARM'S LENGTH											
40-23-176-007		09/30/2021	\$142,500	\$185.55	1 STY	401 3	768	1947	768		
1633 KNAPP AVE		JMZ PROPERTIES, LLC			OUTLIERS REAL ESTATE EPSILON LLC					0	0.18 acres
19-MULTI PARCEL ARM'S LENGTH											
40-23-131-024		09/24/2021	\$60,000	\$37.97	TWO UNIT	401 3	1,580	1926	790		
1310 HUGHES AVE		GUZMAN, JORGE E			GARDUNO CASTELLANOS, DIANA G					0	0.12 acres
03-ARM'S LENGTH											
40-23-153-021		11/19/2021	\$30,000	\$46.01	1 STY	401 3	652	1946	652		
3410 CLAIRMONT ST		SEXTON, LAURIAL A			TAYLOR, CORY J					352	0.11 acres
03-ARM'S LENGTH											
40-23-156-010		12/20/2021	\$31,500	\$48.31	1 STY	401 3	652	1947	652		
3209 CLAIRMONT ST		HABERMEHL, MICHELLE G			FIRST SECURED INVESTMENT GROUP LLC					352	0.11 acres
03-ARM'S LENGTH											
40-23-177-004		02/09/2021	\$50,000	\$39.87	1 STY	401 3	1,254	1951	0		
2928 CHICAGO BLVD		SNIDER, JUSTIN & WF ALYSHIA			IDEAL LIVING HOMES LLC					388	0.19 acres
33-TO BE DETERMINED											
Averages			\$47,979	\$57.83			821	1885			

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 470-TIM

40-14-484-019 2113 CORUNNA RD 03-ARM'S LENGTH		12/17/2020	\$22,000	\$17.63	2 STORY	401 3	1,248	1928	624		
		GERLACH, NORMAN II & MARY ANN			CLARK, MARIA					360	0.10 acres

40-13-357-004 1929 BECKER ST 19-MULTI PARCEL ARM'S LENGTH		12/01/2020	\$55,000	\$63.73	1.5 STY	401 3	863	1930	590		
		RELIANT RENTALS, LLC			MICHIGAN HOUSING CONNECTION LLC					0	0.10 acres

40-13-357-012 1119 IDA AVE 03-ARM'S LENGTH		02/25/2021	\$36,000	\$53.10	1 STY	401 3	678	1927	520		
		CASTLES, EILLEN			DANISH COOPER RETIREMENT LLC					280	0.10 acres

40-14-459-010 2413 REID ST 03-ARM'S LENGTH		04/07/2021	\$31,043	\$21.28	1 STY	401 3	1,459	1952	1,113		
		MILLER, DENISE K			THE OLLENA CENTER FOR EARLY CHILDHO					300	0.17 acres

40-23-205-009 2617 BROWN ST 03-ARM'S LENGTH		05/14/2021	\$27,000	\$26.09	1.25 STY	401 3	1,035	1958	828		
		LENTZ, JENAY			DIAZ, P JR & VOELKER- YOPP, SAMANTH					352	0.13 acres

40-14-484-019 2113 CORUNNA RD 03-ARM'S LENGTH		06/03/2021	\$15,000	\$12.02	2 STORY	401 3	1,248	1928	624		
		CLARK, MARIA			CEPERO, MARIO R					360	0.10 acres

40-23-128-028 1222 CLANCY AVE 03-ARM'S LENGTH		06/26/2021	\$30,600	\$29.54	1 STY	401 3	1,036	1920	1,020		
		DANTAM PROPERTIES LLC			SHERGILL, RANDHIR					480	0.09 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Terms of Sale		Grantor	Grantee								
40-14-385-012		09/27/2021	\$25,000	\$23.15	1.25 STY	401 3	1,080	1925	696		
980 HAMMOND ST		TWIN REO PROPERTIES, LLC				SOUTH RUSK GROUP INC					0
40-14-455-007		11/05/2021	\$55,000	\$27.28	TWO UNIT	401 3	2,016	1920	624		
983 GAINNEY AVE		BAKER, KATHLEEN R S/O CUSIC, J ETAL				ROSENCRANTS, T L & HUSB BRADLEY, J					322
40-14-480-016		10/14/2021	\$19,500	\$20.83	1 STY	401 3	936	1920	0		
2101 W COURT ST		EVERETT, ANTHONY W II AKA EVERETT,A				HOUGHTALING, DON					0
40-14-454-027		10/04/2021	\$53,000	\$72.01	1 STY	401 3	736	1920	720		
2602 GIBSON ST		BETANCOURT, RAQUEL				BARRERAS, RAMON P					396
40-13-356-014		09/15/2021	\$13,500	\$10.54	TWO UNIT	401 3	1,281	1910	1,271		
1210 IDA AVE		JARMAN, JOHN E III				FERSHTMAN, WILLIAM					288
40-23-203-024		11/15/2021	\$38,200	\$44.89	1.25 STY	401 3	851	1941	672		
2602 BROWN ST		RELIANT RENTALS, LLC				SUNSET REALITY LLC					396
40-23-130-036		12/07/2020	\$41,500	\$57.64	1 STY	401 3	720	1922	720		
2709 SWAYZE ST		MURPHY, TRAVIS R				FLINT FIVE STAR HOMES LLC					280

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Acreage

40-14-454-027 2602 GIBSON ST 03-ARM'S LENGTH		12/23/2020	\$30,000	\$40.76	1 STY	401 sq ft	736	1920	720				
		CHANDLER, CHARLES			BETANCOURT, RAQUEL					396	0.10	acres	
40-13-357-013 1123 IDA AVE 03-ARM'S LENGTH		12/14/2020	\$29,000	\$43.94	1 STY	401 sq ft	660	1929	660				
		KEELOR, CRAIG			SUNBEAM PROPERTIES					0	0.10	acres	
40-13-356-006 1114 IDA AVE 03-ARM'S LENGTH		01/08/2021	\$29,000	\$36.62	1 STY	401 sq ft	792	1925	792				
		ZANG CORPORATION			HODGES MADISON HEIGHTS RENTALS LLC					0	0.10	acres	
40-23-204-014 2554 BROWN ST 03-ARM'S LENGTH		02/03/2021	\$52,000	\$27.30	FOUR UNIT	401 sq ft	1,905	1927	624				
		JOSHUA SCHLAK			SHINWAR, ZAINAB					0	0.08	acres	
40-14-454-036 975 HAMMOND ST 03-ARM'S LENGTH		04/07/2021	\$56,500	\$37.34	1.75 STY	401 sq ft	1,513	2	693				
		CARPENTER, CHRISTINE M			ACOSTA, BRYANN					720	0.27	acres	
40-23-205-014 1311 BRADLEY AVE 03-ARM'S LENGTH		04/19/2021	\$49,900	\$67.43	1 STY	401 sq ft	740	1950	770				
		RAWLEY, NOVA			COLEMAN, JADA					440	0.11	acres	
40-23-130-015 2701 SWAYZE ST 03-ARM'S LENGTH		03/31/2021	\$17,000	\$22.14	1 STY	401 sq ft	768	1927	576				
		FERNANDEZ, MARIA C			RIVERO, MARELYS A					480	0.09	acres	

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>			<i>Grantee</i>							
40-14-480-021 924 DURAND ST <i>03-ARM'S LENGTH</i>		04/29/2021 HOUGHTAILING, DONALD	\$32,000	\$22.10	TWO UNIT	401 3	1,448	1915	616		304	0.09 acres
40-14-487-006 1301 DURAND ST <i>03-ARM'S LENGTH</i>		05/17/2021 MITCHELL, DARYL & MOSLEY, CHARITY	\$91,000	\$63.46	1 STY	401 3	1,434	1959	1,434		420	0.27 acres
40-23-129-013 2734 SWAYZE ST <i>03-ARM'S LENGTH</i>		06/21/2021 SPEARS, DENNIS	\$90,000	\$75.25	1.25 STY	401 3	1,196	1950	672		0	0.19 acres
40-23-128-023 1202 CLANCY AVE <i>03-ARM'S LENGTH</i>		06/18/2021 MMJF PROPERTIES, LLC	\$25,000	\$35.51	1 STY	401 3	704	1926	704		288	0.09 acres
40-14-385-005 981 BRADLEY AVE <i>03-ARM'S LENGTH</i>		07/06/2021 ESTATE OF RAMLOW, TIMOTHY J	\$26,500	\$22.31	TWO UNIT	401 3	1,188	1920	792		0	0.18 acres
40-23-201-014 2626 SWAYZE ST <i>03-ARM'S LENGTH</i>		07/23/2021 JACKSON & BURGESS PROPERTIES LLC	\$24,250	\$35.14	1 STY	401 3	690	1954	672		352	0.09 acres
40-23-129-014 2726 SWAYZE ST <i>03-ARM'S LENGTH</i>		08/20/2021 HILLIER, SHAWN A	\$19,000	\$16.10	TWO UNIT	401 3	1,180	1945	944		0	0.16 acres

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-14-486-001 2325 SWAYZE ST 03-ARM'S LENGTH		10/07/2021 FENNER, KELLY K	\$31,500	\$46.46	1 STY FLINT PROPERTIES 26 LLC	401 3	678	1924	660	379	0.09 acres
40-23-130-029 2706 BROWN ST 11-FROM LENDING INSTITUTIC		11/11/2021 HEADLANDS ASSET MANAGEMENT FUND III	\$25,000	\$30.05	1 STY WHITE, ANDRE & CRYSTAL	401 3	832	1924	640	0	0.09 acres
40-13-356-002 2005 BECKER ST 03-ARM'S LENGTH		11/08/2021 BLATRE PROPERTIES, LLC	\$30,000	\$25.34	TWO UNIT JSA PROPERTY HOLDINGS LLC	401 3	1,184	1910	656	0	0.09 acres
40-23-205-025 2608 CUMINGS AVE 11-FROM LENDING INSTITUTIC		11/04/2021 DLJ MORTGAGE CAPITAL INC	\$30,500	\$22.69	1.75 STY MICHIGAN HOUSING CONNECTION LLC	401 3	1,344	1955	768	352	0.11 acres
40-14-390-009 1006 HAMMOND ST 03-ARM'S LENGTH		12/14/2021 SMITH, JOSEPH A	\$7,500	\$11.72	1 STY WADE, SHEENA	401 3	640	1926	624	216	0.09 acres
40-14-459-021 2418 GIBSON ST 03-ARM'S LENGTH		12/01/2021 DEAR, DANIEL	\$15,500	\$18.45	1 STY STANKE, MEGAN D	401 3	840	1925	832	216	0.09 acres
40-14-457-006 2475 ZIMMERMAN ST 33-TO BE DETERMINED		12/30/2021 PARKER, CHARITY FKA PARKER, CHARITY	\$42,400	\$56.76	1.25 STY SWARTZENDRUBER, ELIZABETH	401 3	747	1960	725	0	0.09 acres
		Averages	\$35,995	\$35.63			1,058	1886			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 475-TIM

40-13-377-008
 1650 MILLER RD
 03-ARM'S LENGTH



06/28/2021	\$239,000	\$73.95	2 STORY	401 3	3,232	1920	1,411		
SALDANA, JAVIER & WF HELENE M		JACOBS, CYNTHIA						515	0.61 acres

40-13-377-004
 1117 SOUTH DR
 03-ARM'S LENGTH



09/27/2021	\$350,000	\$90.21	2 STORY	401 3	3,880	1929	1,948		
KATRINIC, JOSEPH JR & WF LINDA		KLATY, TAMRA						462	0.47 acres

40-13-376-018
 1610 CRESCENT DR
 03-ARM'S LENGTH



02/12/2021	\$150,000	\$63.24	2 STORY	401 3	2,372	1923	720		
ALTERNATE COMM LIVING INC DBA		WOODEN, THEODORE						449	0.53 acres

Averages	\$246,333	\$75.80			3,161	1924			
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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 485-ROXANA

41-17-378-031	12/22/2020	\$50,000	\$44.72	1 STY	401 3	1,118	1964	1,021		
2050 WINANS AVE	LIVINGSTON, BRIAN			JIMENEZ, VLADIMIR					396	0.12 acres
03-ARM'S LENGTH										

41-17-451-022	12/30/2020	\$12,000	\$14.42	1 STY	401 3	832	1916	832		
1601 WAYNE ST	WRIGHT, HENRY M			ALEXANDER, MARVIN A SR ETAL					252	0.11 acres
03-ARM'S LENGTH										



41-18-485-043	01/28/2021	\$100,000	\$30.47	FOUR UNIT	401 3	3,282	1958	1,641		
420 PINGREE AVE	KENNEDY, CHRISTOPHER L			MILLER, JEREMIAH					0	0.58 acres
03-ARM'S LENGTH										



41-17-378-023	02/05/2021	\$23,000	\$26.50	1 STY	401 3	868	1958	0		
2022 WINANS AVE	LARUE, MARC			AG4 INVESTMENTS LLC					280	0.12 acres
03-ARM'S LENGTH										



41-18-438-006	02/24/2021	\$28,000	\$18.92	2 STORY	401 3	1,480	1900	676		
514 E TWELFTH ST	BLUE CAPITAL HOLDINGS LLC			ROJAS, DAVID					780	0.20 acres
03-ARM'S LENGTH										



41-17-356-005	10/11/2021	\$17,500	\$16.70	2 STORY	401 3	1,048	1907	672		
2023 FERRIS AVE	KROLL, GARY			DIALINN PROPERTIES LP					400	0.12 acres
33-TO BE DETERMINED										



41-17-378-004	12/21/2021	\$54,750	\$38.56	TRI-LEVEL	401 3	1,420	1963	0		
2009 AITKEN AVE	SK & K MANAGEMENT			CARLTON, TROY W					352	0.12 acres
03-ARM'S LENGTH										



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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-17-451-021		12/30/2020	\$12,000	\$12.89	1 STY	401 3	931	1919	0			
1523 WAYNE ST		WRIGHT, HENRY M			ALEXANDER, MARVIN A SR ETAL					400	0.11	acres
03-ARM'S LENGTH												
41-17-380-032		07/28/2021	\$60,000	\$67.87	1 STY	401 3	884	1957	0			
2026 MAYBURY AVE		KAVANAGH, COREY			MCREYNOLDS, TIA M					0	0.24	acres
03-ARM'S LENGTH												
41-18-436-032		06/18/2021	\$56,000	\$49.87	1 STY	401 3	1,123	1979	1,074			
1613 BROAD CT		PERRY, DIANE M & MELTON, NIGEL			CROOM, KEVIN D					410	0.18	acres
03-ARM'S LENGTH												
41-18-438-007		09/09/2021	\$80,000	\$87.72	1 STY	401 3	912	1924	912			
518 E TWELFTH ST		ZANG CORPORATION			ERTICO LLC					0	0.11	acres
19-MULTI PARCEL ARM'S LENG												
41-17-455-007		11/23/2021	\$0	\$0.00	1 STY	001 3	720	1920	720			
2029 BURR BLVD		SPEAR, DOROTHY E			SPEAR DOROTHY E					240	0.13	acres
15-LADY BIRD												
41-20-127-014		11/04/2021	\$29,700	\$37.50	1 STY	401 3	792	1920	572			
2122 WINANS AVE		KENNEDY, MICHAEL T			RR47 INVESTMENTS LLC					240	0.12	acres
33-TO BE DETERMINED												
41-17-455-038		11/23/2021	\$0	\$0.00	1 STY	401 3	720	1920	720			
2029 BURR BLVD		SPEAR, DOROTHY E			SPEAR DOROTHY E					240	0.25	acres
15-LADY BIRD												
Averages			\$37,354	\$31.87			1,152	1936				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 490-ROXANA

41-17-480-028 2058 MC PHAIL ST 03-ARM'S LENGTH		12/04/2020	\$50,000	\$34.08	1 STY	401 3	1,467	1960	1,047		
		TAYLOR REVOCABLE TRUST			TAYLOR, DARRYL T					488	0.19 acres

41-17-457-041 2037 SEYMOUR ST 03-ARM'S LENGTH		04/15/2021	\$40,000	\$34.19	1.25 STY	401 3	1,170	1925	384		
		COPELAND, EDYTHE & LOPER, CHEREE R			MARSH, JOSE & COLON, VICTOR M					440	0.21 acres

41-17-402-012 1840 SEYMOUR ST 03-ARM'S LENGTH		06/07/2021	\$50,000	\$30.38	TRI-LEVEL	401 3	1,646	1967	401		
		ST FRANCIS PRAYER CENTER			SAVAGE, RANDELL					241	0.14 acres

41-17-480-014 2057 CHELAN ST 03-ARM'S LENGTH		06/28/2021	\$82,400	\$78.70	1 STY	401 3	1,047	1958	1,047		
		GROVES, WILLIAM & KRISTY & KENNETH			GALLOWAY, MICHAEL					528	0.19 acres

41-17-478-011 1906 OWEN ST 33-TO BE DETERMINED		08/06/2021	\$65,000	\$47.45	1 STY	401 3	1,370	1966	1,047		
		WOLFE, JESSIE M ESTATE			PRITCHETT, GERALDINE					242	0.15 acres

41-17-478-007 1929 MC PHAIL ST 03-ARM'S LENGTH		12/17/2021	\$75,000	\$92.94	1 STY	401 3	807	1940	807		
		SIMPSON, WALTER C			AUSTIN, ANGEL					360	0.15 acres

41-17-427-024 1838 CHELAN ST 03-ARM'S LENGTH		03/16/2021	\$94,000	\$78.33	2 STORY	401 3	1,200	1954	588		
		CHAPMAN, MURPHY			MAYERS, TIFFANY					400	0.14 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-17-457-025		12/17/2021	\$87,900	\$73.37	1 STY	401 3	1,198	1963	982			
2030 BARKS ST		WILLIAMS, CHARLES M			MCCLAIN, TERRENCE					223	0.13	acres
33-TO BE DETERMINED												
		Averages	\$68,038	\$58.68			1,238	1954				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 495-ROXANA

41-16-380-005 1925 HOSLER ST 03-ARM'S LENGTH		01/21/2021 \$46,000 \$48.83	1 STY 401 3 942	1953 927						
		SALAMA, FATMA & ESSAM E	TURNER, LATIA						0	0.13 acres

41-16-329-024 1828 TEBO ST 03-ARM'S LENGTH		02/24/2021 \$29,900 \$32.61	1 STY 401 3 917	1952 0						
		ESTATE OF BELL, DAWN	JSJN PROPERTIES LLC						358	0.14 acres

41-16-379-002 1909 TEBO ST 03-ARM'S LENGTH		04/19/2021 \$17,000 \$22.43	1 STY 401 3 758	1954 708						
		PERRY, ROBERT L	HORN BROOK HOMES LLC						280	0.12 acres

41-16-455-014 3624 LYNN ST 03-ARM'S LENGTH		07/09/2021 \$98,000 \$107.93	1 STY 401 3 908	1956 884						
		3624 LYNN, LLC	PEREZ, CHRISTIAN						576	0.14 acres

41-16-329-024 1828 TEBO ST 03-ARM'S LENGTH		08/25/2021 \$62,000 \$67.61	1 STY 401 3 917	1952 0						
		JSJN PROPERTIES LLC	GREAT LAKES REALTY INVESTMENT LLC						358	0.14 acres

41-16-455-036 3641 PROVIDENCE ST 33-TO BE DETERMINED		08/20/2021 \$30,000 \$31.15	1 STY 401 3 963	1958 936						
		SMITH, OSCAR & WF WANIECE	EMERY, DALE						315	0.13 acres

41-16-379-023 1930 HOSLER ST 03-ARM'S LENGTH		08/30/2021 \$40,000 \$40.20	1.25 STY 401 3 995	1953 768						
		BARRETT, JANAS	BURGESS, JAMES						0	0.12 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
41-16-379-016		11/30/2021	\$55,000	\$43.31	1 STY	401 3	1,270	1953	948		
3416 KENT ST		WOMACK, WILLIE ESTATE			BICKLEY, WESLEY & WF BESSIE & WILLI					440	0.18 acres
03-ARM'S LENGTH											
41-16-331-012		12/28/2020	\$60,000	\$56.76	1 STY	401 3	1,057	1953	789		
1857 HOSLER ST		WILLIAMS, DONTE C & DOUGLAS, TIA S			HUDSON, TITUS					400	0.14 acres
03-ARM'S LENGTH											
41-16-478-012		03/02/2021	\$50,000	\$32.51	1 STY	401 3	1,538	1957	960		
3713 LYNN ST		MONTECHELLE, ALLEN & DANIEL, BARBARA			MCGEE GRAY, MARY					400	0.15 acres
03-ARM'S LENGTH											
41-16-455-016		06/09/2021	\$100,000	\$108.23	1 STY	401 3	924	1956	924		
3630 LYNN ST		PETERSON, ODESSIA			ROSS, D'CHANDRA					540	0.14 acres
03-ARM'S LENGTH											
41-16-456-027		08/12/2021	\$65,900	\$81.66	1 STY	401 3	807	1962	786		
3529 LIPPINCOTT BLVD		MCNICHOLS, GREGORY			TRAHAN, VICTORIA					0	0.12 acres
03-ARM'S LENGTH											
41-16-455-021		12/23/2021	\$97,000	\$104.41	1 STY	401 3	929	1958	872		
3515 PROVIDENCE ST		TYLER, MARK A			WHITE, CONNIE					288	0.14 acres
03-ARM'S LENGTH											
		Averages	\$57,754	\$59.82			994	1955			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 500-ROXANA

41-16-452-028 3656 EVERGREEN PKWY 03-ARM'S LENGTH		12/07/2020	\$85,000	\$75.02	1 STY	401 3	1,133	1960	1,093		
		PRUSHA, CAITLIN			LAMAR, LESLIE					308	0.15 acres

41-16-452-005 3516 KENT ST 03-ARM'S LENGTH		07/08/2021	\$70,000	\$49.26	1 STY	401 3	1,421	1942	980		
		WILLIAMS, ASHLEY T			RAY, WILLIE					528	0.32 acres

41-16-428-016 3731 KENT ST 03-ARM'S LENGTH		09/15/2021	\$98,000	\$71.79	1 STY	401 3	1,365	1959	1,172		
		RAWLS, KELSEY L			TATUM, ROBERT L JR					540	0.17 acres

41-16-428-016 3731 KENT ST 03-ARM'S LENGTH		12/04/2020	\$40,500	\$29.67	1 STY	401 3	1,365	1959	1,172		
		UPRISE INVESTMENT GROUP LLC			RAWLS, KELSEY L					540	0.17 acres

41-16-477-010 3742 GLOUCESTER ST 03-ARM'S LENGTH		01/20/2021	\$85,000	\$59.07	TRI-LEVEL	401 3	1,439	1966	0		
		PETERSON, ODESSIA AKA ODESSA			HIGHTOWER, ABRIA & HUSB BLANCHARD,					309	0.14 acres

41-16-477-043 3813 LYNN CT 03-ARM'S LENGTH		06/21/2021	\$50,000	\$45.00	1 STY	401 3	1,111	1961	1,111		
		DREAM DEVELOPMENT INTERNATIONAL INC			ROBINSON, LINDA F					292	0.20 acres

41-16-403-028 3539 KENT ST 03-ARM'S LENGTH		06/30/2021	\$100,000	\$102.46	1 STY	401 3	976	1954	966		
		COLLIER, EULA M			HUDSON, TITUS					547	0.16 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date <i>Grantor</i>	Sale Price	SP / SF	Struc Type <i>Grantee</i>	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-16-477-026 3737 EVERGREEN PKWY 33-TO BE DETERMINED		08/03/2021 SALAMA, ESSAM & WF FATMA I	\$73,000	\$66.97	1 STY WILSON, MONICA	401 3	1,090	1961	1,068	0	0.15 acres
41-16-427-021 1880 SPRINGFIELD ST 03-ARM'S LENGTH		07/23/2021 CAREY, ANTHONY & WF ALICIA	\$140,000	\$53.91	1 STY SANDERS, NEHEMIAH	401 3	2,597	1963	962	450	0.17 acres
41-16-476-010 3802 KENT ST 03-ARM'S LENGTH		08/12/2021 DYSON-INGRAM, DONNA ET AL	\$40,000	\$36.30	1 STY NZ REALITY LLC	401 3	1,102	1961	1,080	452	0.18 acres
41-16-403-005 3502 EVERGREEN PKWY 33-TO BE DETERMINED		08/13/2021 DEMPS, GENEVA NKA ATKINS, GENEVA	\$100,000	\$67.20	2 STORY CROOM, LATESHA	401 3	1,488	1956	960	0	0.15 acres
41-16-476-002 3708 KENT ST 09-FAMILY		10/04/2021 WASH, CATHERINE BY ATTY IN FACT	\$50,000	\$40.88	1 STY HAWKINS, ELENA L B	401 3	1,223	1959	1,182	0	0.19 acres
41-16-476-020 3717 GLOUCESTER ST 03-ARM'S LENGTH		09/30/2021 BAKER-WANSLEY, BARBARA ESTATE	\$45,000	\$24.93	TRI-LEVEL JSJN PROPERTIES LLC	401 3	1,805	1965	0	440	0.14 acres
41-16-427-040 3710 WORCHESTER DR 03-ARM'S LENGTH		11/08/2021 RUFFIN, VERDEL ESTATE	\$82,500	\$43.42	1 STY GRAY, BRETT	401 3	1,900	1968	826	422	0.23 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-16-403-001		11/24/2021	\$76,000	\$63.60	1 STY	401 3	1,195	1955	923			
1857 S AVERILL AVE		BASHIR, FRED W			HARRIS, LOVIE E					315	0.18	acres
03-ARM'S LENGTH												
41-16-451-011		12/27/2021	\$14,000	\$13.89	1 STY	401 3	1,008	1954	1,008			
1951 S AVERILL AVE		LYONS, SHERRIL			JACKSON, ROY & DELOIS & LAKRISHA					378	0.15	acres
33-TO BE DETERMINED												
Averages			\$71,813	\$52.71			1,389	1959				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 505-TIM

40-23-304-039
 3114 MILLER RD
 03-ARM'S LENGTH



01/26/2021	\$30,000	\$29.76	1 STY	401 3	1,008	1927	1,008		
VOLK ENTERPRISES LLC			PEREZ, AYMEE					400	0.12 acres

40-23-304-025
 3302 MILLER RD
 03-ARM'S LENGTH



01/13/2021	\$31,000	\$38.18	1 STY	401 3	812	1956	812		
KENNEDY, MICHAEL T			SHOSHANI COHEN INVESTMENTS LLC					312	0.12 acres

40-23-182-003
 2841 BRANDON ST
 03-ARM'S LENGTH



03/19/2021	\$99,900	\$77.86	1.25 STY	401 3	1,283	1956	780		
REMINGTON BROOK LLC			WANG, BENSON					480	0.12 acres

40-23-252-023
 2742 YALE ST
 03-ARM'S LENGTH



04/07/2021	\$66,000	\$64.08	1.25 STY	401 3	1,030	1951	813		
HEARTHSTONE NP CORP			ALS INTERIORS PARTNERS LLC					0	0.09 acres

40-23-207-007
 1425 BEAVER AVE
 03-ARM'S LENGTH



05/06/2021	\$45,000	\$64.66	1 STY	401 3	696	1950	696		
DAVIS, MARJORIE J			FUERTE, OSMANY & TAMARIT, DELECSIS					484	0.12 acres

40-23-212-005
 1523 MONTERAY AVE
 03-ARM'S LENGTH



04/27/2021	\$65,000	\$55.27	1.75 STY	401 3	1,176	1941	672		
COOLCITY HOLDINGS LLC			LUPU, TRAIAN SR					282	0.26 acres

40-23-208-001
 2645 CUMINGS AVE
 03-ARM'S LENGTH



06/02/2021	\$25,000	\$31.77	1.25 STY	401 3	787	1930	572		
LUSSENDEN MORGAN INVESTMENTS LLC			JONES, CORNELIUS					576	0.19 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
40-23-254-009 1530 MONTERAY AVE 03-ARM'S LENGTH		05/26/2021 KINTNER, JOHN & WF PEGGY	\$100,000	\$54.76	2 STORY	401 3	1,826	1951	816		330	0.15 acres
40-23-232-013 1402 WOODCROFT AVE 03-ARM'S LENGTH		06/02/2021 WILLIAMS, CHAD & WF MEGAN	\$81,000	\$82.99	1 STY	401 3	976	1927	956		404	0.15 acres
40-23-181-021 2922 YALE ST 03-ARM'S LENGTH		08/04/2021 WAARA, LEE & WF BETTY J	\$49,000	\$44.22	1.25 STY	401 3	1,108	1953	858		352	0.12 acres
40-23-162-031 3206 YALE ST 03-ARM'S LENGTH		09/02/2021 HIMELHOCH, GILBERT #37868 IRA	\$85,000	\$50.69	1.25 STY	401 3	1,677	1953	884		484	0.12 acres
40-23-233-015 1420 DURAND ST 03-ARM'S LENGTH		09/09/2021 WOOD, ROBERT & SUSAN M	\$88,000	\$46.56	2 STORY	401 3	1,890	1920	704		455	0.14 acres
40-23-231-023 1502 DOWNEY ST 03-ARM'S LENGTH		09/27/2021 SHELDON, WILLIAM A	\$30,000	\$26.79	2 STORY	401 3	1,120	1949	580		270	0.14 acres
40-23-303-011 3509 YALE ST 03-ARM'S LENGTH		09/29/2021 GARLAND, R J & RELERFORD-CONWAY, H	\$70,000	\$62.33	1.25 STY	401 3	1,123	1954	884		484	0.12 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address		Grantor			Grantee						
Terms of Sale											
40-23-304-016 3109 YALE ST <i>03-ARM'S LENGTH</i>		10/25/2021 PHILLIP EVANS, LLC	\$74,500	\$72.05	1 STY	401 3	1,034	1962	1,011	440	0.12 acres
40-23-184-007 2821 YALE ST <i>03-ARM'S LENGTH</i>		10/22/2021 D&S PROPERTIES OF FLINT LLC	\$59,900	\$49.92	1 STY	401 3	1,200	1967	0	0	0.12 acres
40-23-231-012 1501 LINCOLN DR <i>03-ARM'S LENGTH</i>		10/26/2021 JIMENEZ, PILAR P	\$69,500	\$75.96	1 STY	401 3	915	1941	798	240	0.16 acres
40-23-179-005 3013 CHICAGO BLVD <i>03-ARM'S LENGTH</i>		11/05/2021 BELL, FRANCES S/O EARL & SYLVIA	\$45,900	\$59.15	1 STY	401 3	776	1952	756	440	0.12 acres
40-23-232-027 1408 WOODCROFT AVE <i>15-LADY BIRD</i>		10/05/2021 VAUGHN, LORETA C AKA VAUGHN, LORETA	\$0	\$0.00	2 STORY	401 3	1,248	1921	576	360	0.13 acres
40-23-211-006 1510 MONTERAY AVE <i>03-ARM'S LENGTH</i>		12/13/2021 GIBSON, MARY H	\$99,000	\$74.38	2 STORY	401 3	1,331	1930	683	440	0.13 acres
40-23-251-025 2714 BRANDON ST <i>03-ARM'S LENGTH</i>		12/11/2020 GOSS, LINDSAY	\$55,000	\$75.76	1 STY	401 3	726	1950	696	352	0.09 acres

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Acreage

40-23-184-007 2821 YALE ST 03-ARM'S LENGTH		01/05/2021	\$24,000	\$20.00	1 STY	401 sq ft	1,200	1967	0				
		CORNELIUS BRICKEY, KEOSHA L		D&S PROPERTIES OF FLINT LLC						0		0.12	acres
40-23-228-019 1430 BRABYN AVE 03-ARM'S LENGTH		04/16/2021	\$55,000	\$50.83	1.25 STY	401 sq ft	1,082	1945	850				
		LITTLE, MARSHAE D		LARKIN, SIDNEY L						504		0.20	acres
40-23-231-007 1425 LINCOLN DR 03-ARM'S LENGTH		04/30/2021	\$65,000	\$51.30	1.25 STY	401 sq ft	1,267	1925	988				
		1425 LINCOLN DR LLC		GARCIA JIMENEZ, ALBERTO						440		0.22	acres
40-23-182-010 2809 BRANDON ST 03-ARM'S LENGTH		04/19/2021	\$60,000	\$62.31	1 STY	401 sq ft	963	1953	0				
		WILLIAMS, CHARLES & WF DESIREE		VINSTRA, MORGAN						308		0.12	acres
40-23-301-033 3410 BRANDON ST 03-ARM'S LENGTH		06/28/2021	\$45,000	\$74.75	1 STY	401 sq ft	602	1924	506				
		ROULEAU, DAVID D		PRITCHARD, ROBERT						731		0.23	acres
40-23-232-006 1423 DOWNEY ST 03-ARM'S LENGTH		07/16/2021	\$100,000	\$59.88	1.25 STY	401 sq ft	1,670	1928	946				
		BUTTS, THOMAS E & WF DENISE M		MATSCO, APRIL & HUSB JOE						440		0.15	acres
40-23-179-020 3002 BRANDON ST 03-ARM'S LENGTH		07/23/2021	\$28,450	\$43.11	1 STY	401 sq ft	660	1947	660				
		JACKSON & BURGESS PROPERTIES LLC		SMITH, BENJAMIN M & WF CHRISTINE L						0		0.12	acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>										
40-23-254-003 1533 BRADLEY AVE <i>03-ARM'S LENGTH</i>		07/28/2021 HEALY, JOSHUA J	\$35,000	\$26.80	1.5 STY	401 3	1,306	1952	833		320	0.13 acres
40-23-210-001 1401 GAINNEY AVE <i>03-ARM'S LENGTH</i>		09/09/2021 LAFRENIERE, LUCY E	\$72,000	\$66.42	1 STY	401 3	1,084	1946	938		336	0.21 acres
40-24-101-019 1402 IDA AVE <i>33-TO BE DETERMINED</i>		09/23/2021 OFFER GEEK HOMES LLC	\$85,000	\$37.56	TWO UNIT	401 3	2,263	1928	1,115		370	0.18 acres
40-23-180-001 2845 CHICAGO BLVD <i>03-ARM'S LENGTH</i>		10/15/2021 SMITH, SHERYL L	\$66,000	\$66.00	1 STY	401 3	1,000	1923	520		308	0.12 acres
40-23-207-001 1401 BEAVER AVE <i>33-TO BE DETERMINED</i>		06/01/2021 PARKER, JOSHUA IV	\$65,000	\$90.15	1 STY	401 3	721	1950	696		352	0.13 acres
40-23-231-001 1401 LINCOLN DR <i>03-ARM'S LENGTH</i>		11/17/2021 BOWEN, ROBERT	\$67,000	\$68.72	1.25 STY	401 3	975	1954	780		312	0.13 acres
40-23-161-013 3117 CHICAGO BLVD <i>03-ARM'S LENGTH</i>		12/01/2021 MCLEMORE, AMY M	\$28,000	\$42.42	1 STY	401 3	660	1948	660		320	0.12 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-23-231-010		11/19/2021	\$1	\$0.00	1 STY	401 3	816	1929	816		
1437 LINCOLN DR		GANN, CHARLES A			ZANG CORPORATION					324	0.14 acres
21-NOT USED/OTHER											
40-23-253-004		12/03/2021	\$88,000	\$87.22	1.25 STY	401 3	1,009	1952	796		
2745 YALE ST		DEPOMPA, HOUDA			MEEKS, TINA					500	0.14 acres
03-ARM'S LENGTH											
40-23-254-016		12/02/2021	\$94,000	\$60.80	1.5 STY	401 3	1,546	1953	858		
1563 BRADLEY AVE		PARTRIDGE, JULIA			CALLARD, ASHLEE & DIANE L					352	0.12 acres
03-ARM'S LENGTH											
Averages			\$59,109	\$53.83			1,120	1944			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 510-TIM

40-23-327-010 2034 OXFORD LN 03-ARM'S LENGTH		01/29/2021	\$170,000	\$106.78	1 STY	401 3	1,592	1954	1,676		
		WEATHERSBY, TIMOTHY			CLAYTON, LLOYD					576	0.32 acres
40-23-306-005 3411 HAWTHORNE DR 03-ARM'S LENGTH		04/27/2021	\$149,000	\$119.97	1 STY	401 3	1,242	1951	1,242		
		RIDEOUT, MARC & WF ROSEMARIE			LEONARDO, EARL & FRANCISCO, JOLLYBE					330	0.27 acres
40-23-403-006 2700 PARKSIDE DR 03-ARM'S LENGTH		09/27/2021	\$400,000	\$84.41	ESTATE HOME	401 3	4,739	1925	2,013		
		KLATY, TAMRA			SKAFF, JEFFREY R & WF AMANDA L					540	0.97 acres
40-23-327-003 2023 CROOKED LN 03-ARM'S LENGTH		10/28/2021	\$230,000	\$88.39	2 STORY	401 3	2,602	1937	1,191		
		HATFIELD, KREG E & WF CAROLINE J			THOMPSON, KEONA M					648	0.40 acres
40-23-351-016 2130 BRIAR HILL RD 03-ARM'S LENGTH		12/08/2021	\$342,000	\$97.52	2 STORY	401 3	3,507	1956	1,690		
		FLYNN, REGINALD & WF DELORIS			SEELMANN, EARL J & LISA M					515	0.39 acres
40-23-404-006 2811 WESTWOOD PKWY 03-ARM'S LENGTH		01/28/2021	\$300,000	\$84.96	2 STORY	401 3	3,531	1962	1,397		
		FUGATE, AMY L			ALDRICH, CARRIE					503	0.47 acres
40-23-326-013 2046 CROOKED LN 03-ARM'S LENGTH		04/30/2021	\$225,000	\$98.30	2 STORY	401 3	2,289	1941	1,155		
		ROUGH, CHRISTINE L			KEDROWSKI, MICHAEL H					400	0.36 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-23-401-005		08/12/2021	\$85,000	\$61.37	1 STY	401 3	1,385	1930	0		
1831 COLCHESTER RD		DONAHUE, HILMA M			JAMES, MICHAEL & WF LESLIE					566	0.48 acres
03-ARM'S LENGTH											
40-23-376-002		11/24/2021	\$179,000	\$86.60	1.25 STY	401 3	2,067	1951	918		
2125 BRIAR HILL RD		LADUKE, PATRICIA A			NEAL, DORIAN & WF MYLENE					531	0.43 acres
03-ARM'S LENGTH											
40-23-376-009		12/08/2021	\$200,000	\$83.47	2 STORY	401 3	2,396	1936	947		
3101 WESTWOOD PKWY		OLIVER, ISAIAH			DAVIS, RYAN					360	0.41 acres
03-ARM'S LENGTH											
40-23-403-014		12/15/2021	\$376,000	\$88.55	2 STORY	401 3	4,246	1939	1,579		
2747 WESTWOOD PKWY		HAIRSTON, TERENCE & HAIRSTON, L EST			KETCHUM JORDAN, ELIZABETH					651	0.57 acres
03-ARM'S LENGTH											
Averages			\$241,455	\$90.94			2,691	1944			

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Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
R - 515-TIM											
40-24-106-005		12/07/2020	\$160,000	\$82.47	2 STORY	401 3	1,940	1928	888		
2119 RADCLIFFE AVE		KARAYANIS, MICHAEL			PRUSHA, CAITLIN					220	0.19 acres
03-ARM'S LENGTH											
40-24-105-001		12/17/2020	\$170,000	\$96.65	1.25 STY	401 3	1,759	1924	1,383		
2023 MILLER RD		HALL, DWAYNE			TRAVIS, LINDSAY & MARYANN					394	0.33 acres
03-ARM'S LENGTH											
40-24-153-003		05/13/2021	\$165,000	\$98.16	1 STY	401 3	1,681	1958	1,653		
1919 CAMBRIDGE AVE		1919 CAMBRIDGE LLC			CROLEY, JAMES S III					587	0.31 acres
03-ARM'S LENGTH											
40-24-151-003		12/06/2021	\$195,000	\$99.34	2 STORY	401 3	1,963	1939	1,075		
2211 COLFAX AVE		GOGGINS WITT, TERESA & HUSB MICHAEL			HARDY, DARICA					528	0.22 acres
03-ARM'S LENGTH											
40-24-152-027		12/14/2020	\$159,000	\$60.59	2 STORY	401 3	2,624	1955	1,498		
1925 LINCOLN DR		PENDYGRAFT, ELINORE			THOMAS, ALMA F					564	0.29 acres
03-ARM'S LENGTH											
40-24-106-008		12/29/2021	\$112,000	\$73.39	1.25 STY	401 3	1,526	1928	805		
2101 RADCLIFFE AVE		WITTEN, JENNIFER L			MANKE, JUDY					400	0.28 acres
03-ARM'S LENGTH											
Averages			\$160,167	\$85.10			1,916	1939			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 520-TIM

41-19-301-005 936 BLOOR AVE 03-ARM'S LENGTH		01/27/2021	\$36,900	\$40.91	1.25 STY	401 3	902	1954	722		
		QUINN, PATRICK			CHESLER, MALCOLM T				0	0.09	acres
40-24-276-003 2108 BROOKS ST 03-ARM'S LENGTH		03/19/2021	\$11,500	\$14.09	1 STY	401 3	816	1910	192		
		DENNIS, HALEY			CHEUNG RICHMOND, CINDY				280	0.14	acres
41-19-101-017 1609 FENTON RD 07-DEATH CERTIFICATE		11/17/2021	\$0	\$0.00	1 STY	401 3	762	0	572		
		GRACZYK, JOHN D			GRACZYK, BRYAN J				240	0.18	acres
41-19-101-015 1563 FENTON RD 07-DEATH CERTIFICATE		11/17/2021	\$0	\$0.00		402 3	0	0	0		
		GRACZYK, JOHN D			GRACZYK, BRYAN J				0	0.07	acres
41-19-156-004 841 LEXINGTON AVE 19-MULTI PARCEL ARM'S LENGTH		02/03/2021	\$35,000	\$0.00		402 3	0	0	0		
		LAFEAR, HELLENA R			ALDRIDGE, STEPHANIE				0	0.08	acres
41-19-156-020 850 PADDINGTON AVE 19-MULTI PARCEL ARM'S LENGTH		02/03/2021	\$35,000	\$56.82	1 STY	401 3	616	1954	0		
		LAFEAR, HELLENA			ALDRIDGE, STEPHANIE				0	0.08	acres
41-19-301-006 930 BLOOR AVE 03-ARM'S LENGTH		04/06/2021	\$25,000	\$34.63	1 STY	401 3	722	1954	722		
		US PROPERTIES, LLC			BG INVESTMENT PROPERTIES LLC				352	0.09	acres

Averages \$20,486 \$20.92 545 1110

Reports: Sale Reports: res sale list

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address									GAR Area	Acreage
<i>Terms of Sale</i>	<i>Grantor</i>			<i>Grantee</i>						

R - 525-TIM

41-19-431-017 117 MADISON AVE <i>03-ARM'S LENGTH</i>		02/05/2021	\$35,000	\$52.47	1 STY	401 sq ft	667	1923	581			
		MILLER, JAMES E			DIAZ, RIGOBERTO					216	0.10 acres	
41-19-434-012 136 MADISON AVE <i>19-MULTI PARCEL ARM'S LENGTH</i>		06/25/2021	\$44,000	\$55.42	1 STY	401 sq ft	794	1916	794			
		KIRBY, KATHRYN L			MARTINEZ, OSCAR					371	0.09 acres	
41-19-279-052 214 E OAKLEY ST <i>09-FAMILY</i>		09/20/2021	\$15,000	\$23.70	1.25 STY	401 sq ft	633	1915	80			
		LITTLE, YVONNE J			BOWER, RACHEL L					360	0.15 acres	
41-19-276-007 116 BRUCE ST <i>33-TO BE DETERMINED</i>		09/10/2021	\$12,000	\$17.96	1 STY	401 sq ft	668	1914	668			
		WILBANKS, HERBERT E S/O VIRGINIA			BOAZ, A THOMAS					203	0.10 acres	
41-19-277-030 E LINSEY BLVD <i>19-MULTI PARCEL ARM'S LENGTH</i>		11/08/2021	\$5,000	\$0.00		402 sq ft	0	0	0			
		POWELL, ILENE G			ADDY, JESSICA					0	0.11 acres	
41-19-277-031 133 E LINSEY BLVD <i>19-MULTI PARCEL ARM'S LENGTH</i>		11/08/2021	\$5,000	\$7.30	1 STY	401 sq ft	685	1917	685			
		POWELL, ILENE G			ADDY, JESSICA					0	0.11 acres	
41-19-276-012 136 BRUCE ST <i>03-ARM'S LENGTH</i>		11/30/2021	\$22,000	\$17.31	2 STORY	401 sq ft	1,271	1917	636			
		GARCIA, EUSTOLIA & MELQUIADES			ERNEST, DEMETRIUS					197	0.10 acres	

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Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-19-433-020		12/01/2021	\$10,000	\$14.20	1 STY	401 3	704	1919	704			
3308 S SAGINAW ST		KATRINIC, CONNIE			MEDICUS, MICHAEL					400	0.09	acres
03-ARM'S LENGTH												
41-19-429-018		12/03/2021	\$36,000	\$33.24	1 STY	401 3	1,083	1914	1,083			
213 E BELVIDERE AVE		KIRAS, EDMUND J			LEE, KRISTA					0	0.09	acres
03-ARM'S LENGTH												
41-19-205-019		12/07/2021	\$26,000	\$33.33	1 STY	401 3	780	1956	780			
2034 CHURCH ST		DAVIS, MATTIE B ESTATE			COREY, JASON					0	0.09	acres
03-ARM'S LENGTH												
41-19-404-005		12/14/2020	\$35,000	\$21.65	TWO UNIT	401 3	1,617	1920	924			
213 W EDDINGTON AVE		VLIET, MICHAEL L & IRMA K			EX, NATHAN W					0	0.10	acres
03-ARM'S LENGTH												
41-19-404-006		12/14/2020	\$5,000	\$0.00		402 3	0	0	0			
209 W EDDINGTON AVE		VLIET, MICHAEL & IRMA K			EX, NATHAN W					0	0.10	acres
03-ARM'S LENGTH												
41-19-437-016		05/07/2021	\$10,500	\$15.93	1 STY	401 3	659	1924	475			
220 E LAKEVIEW AVE		STANFILL, CASSY L			PUVVADA, PHANI & WF KAVIKONDALA, S					280	0.09	acres
03-ARM'S LENGTH												
41-19-254-042		09/01/2021	\$18,000	\$13.66	2 STORY	401 3	1,318	1915	572			
209 W TOBIAS ST		SCHERRET, ALFRED			WHITE, MELISSA & HUSB RUSSELL					0	0.12	acres
33-TO BE DETERMINED												
Averages			\$19,893	\$21.87			777	1646				

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 530-TIM

40-24-378-012
 1818 CARMANBROOK PKWY
 03-ARM'S LENGTH



04/30/2021	\$66,000	\$55.84	1 STY	401 3	1,182	1955	0		
HOUSTON, ENITA F	JFP INVESTMENTS LLC							0	0.16 acres

40-24-376-049
 1724 BRIARWOOD DR
 03-ARM'S LENGTH



06/11/2021	\$82,000	\$58.16	1 STY	401 3	1,410	1955	0		
THE COUCH FAMILT TRUST	BRAND, WENESHIA							0	0.16 acres

40-24-376-056
 3109 BRIARWOOD DR
 03-ARM'S LENGTH



09/23/2021	\$75,000	\$63.51	1 STY	401 3	1,181	1954	0		
MAGUIRE, DAVID W & WF CAROLE J	THORODOFF, YELANDA							0	0.32 acres

40-24-377-027
 1723 BRIARWOOD DR
 03-ARM'S LENGTH



11/08/2021	\$31,000	\$25.94	1 STY	401 3	1,195	1954	0		
HUTCHISON, KEITH & WF DELENA	TYLER, ARCHIE JR & MIXON, LORETTA							0	0.16 acres

40-24-378-038
 3508 BRIARWOOD DR
 03-ARM'S LENGTH



01/29/2021	\$64,900	\$56.93	1 STY	401 3	1,140	1953	0		
MAGUIRE, DAVID W & WF CAROLE J	TENGLER, RONALD & WF CATHY							0	0.22 acres

40-24-376-039
 1902 BRIARWOOD DR
 03-ARM'S LENGTH



05/19/2021	\$45,000	\$40.83	1 STY	401 3	1,102	1955	0		
JOBSON, BETHANY L FKA JOHNSON	NATCHEZ ENTERPRISES LLC							0	0.19 acres

40-24-378-007
 1914 CARMANBROOK PKWY
 03-ARM'S LENGTH



12/20/2021	\$35,000	\$28.48	1 STY	401 3	1,229	1955	0		
GENGLER, PAMELA ESTATE	RBG MGMT LLC							0	0.18 acres

Averages	\$56,986	\$47.10				1,206	1954		
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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address		Grantor			Grantee						
Terms of Sale											
40-24-453-030 1405 LINCOLN AVE <i>03-ARM'S LENGTH</i>		03/15/2021 KENNEDY, MICHAEL	\$37,000	\$30.03	TWO UNIT HORN BROOK, AMY	401 3	1,232	1928	704	324	0.09 acres
40-24-454-010 1611 PETTIBONE AVE <i>03-ARM'S LENGTH</i>		03/31/2021 SCRUGGS, TIMOTHY G	\$75,000	\$79.03	1.25 STY DULANEY, STANLEY	401 3	949	1955	720	311	0.11 acres
40-24-480-001 1329 LINCOLN AVE <i>03-ARM'S LENGTH</i>		05/13/2021 STONE PARK MANAGEMENT	\$70,000	\$67.96	1.25 STY DURAN VELAZQUEZ, E Y & DIAZ, D A	401 3	1,030	1950	792	400	0.09 acres
40-24-455-015 1523 WALDMAN AVE <i>03-ARM'S LENGTH</i>		05/05/2021 JBMW PROPERTIES LLC	\$30,000	\$30.36	1 STY BROWN, KEVIN	401 3	988	1953	0	362	0.22 acres
40-24-453-017 1525 LINCOLN AVE <i>03-ARM'S LENGTH</i>		05/06/2021 MERROW, DAVID	\$28,000	\$40.70	1 STY 111 PROPERTIES LLC	401 3	688	1927	400	432	0.09 acres
40-24-480-024 1302 PETTIBONE AVE <i>03-ARM'S LENGTH</i>		06/11/2021 ADULARIA HOMES LLC	\$62,000	\$58.94	1.25 STY JUAREZ, ALEJANDRO & GABRIEL	401 3	1,052	1952	725	280	0.09 acres
40-24-476-009 1229 NEUBERT AVE <i>03-ARM'S LENGTH</i>		06/07/2021 S & S MICHIGAN HOLDINGS LLC	\$21,000	\$30.17	1 STY TWUM BARIMAH, RICHARD & WF NANA Y	401 3	696	1954	0	0	0.09 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-24-480-034 1317 LINCOLN AVE <i>03-ARM'S LENGTH</i>		07/29/2021	\$39,000	\$60.84	1 STY	401 3	641	1954	624	856	0.18 acres
		DARK HORSE DEVELOPMENT GROUP LLC			BAKER, BRETT						
40-24-484-009 1221 WALDMAN AVE <i>03-ARM'S LENGTH</i>		06/24/2021	\$33,000	\$48.82	1 STY	401 3	676	1955	0	280	0.09 acres
		L & T ENTERPRISE LLC			KEES, JAMES JR						
40-24-428-016 1023 BARRIE AVE <i>03-ARM'S LENGTH</i>		08/06/2021	\$18,750	\$28.41	1 STY	401 3	660	1925	660	0	0.08 acres
		BLUE CAPITAL HOLDINGS LLC			PRATTI, MADDI & KONDAVEETI, PADMA						
40-24-476-016 1201 NEUBERT AVE <i>04-BUYERS INTEREST IN A LC</i>		09/27/2021	\$1	\$0.00	1 STY	401 3	636	1941	636	400	0.09 acres
		FARRELL, DIANA			KETNER, RYAN						
40-24-481-043 1138 PETTIBONE AVE <i>03-ARM'S LENGTH</i>		10/27/2021	\$26,500	\$36.50	1 STY	401 3	726	1950	0	0	0.18 acres
		NEWMAN, BRANDON			VALPER HOME SOLUTIONS LLC						
40-24-478-031 1202 LINCOLN AVE <i>15-LADY BIRD</i>		10/05/2021	\$0	\$0.00	1.25 STY	401 3	1,036	1928	864	396	0.09 acres
		VAUGHN, LORETA C AKA VAUGHN, LORETA			VAUGHN, LORETA C						
40-24-454-044 1536 WALDMAN AVE <i>33-TO BE DETERMINED</i>		12/13/2021	\$9,000	\$8.67	1 STY	401 3	1,038	1950	744	504	0.21 acres
		DEEP RUNNER LLC			THURMAN, ANNETTE						

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
40-24-480-006 1309 LINCOLN AVE 33-TO BE DETERMINED		12/23/2021 SCOTT COLEMAN, NAJAH	\$13,500	\$24.82	1 STY IP, TIMOTHY	401 3	544	1946	380		0	0.09 acres
40-24-453-073 1602 PETTIBONE AVE 03-ARM'S LENGTH		12/23/2020 1602 PETTIBONE TRUST	\$20,000	\$27.78	1 STY ROMERO LEYVE, YUSMANY	401 3	720	1926	720		576	0.20 acres
40-24-477-032 1024 VERMILYA AVE 19-MULTI PARCEL ARM'S LENGTH		03/08/2021 STOBAUGH, TROY	\$55,000	\$42.60	1.5 STY MCDOWELL, DANIEL E	401 3	1,291	1924	480		352	0.14 acres
40-24-477-039 1028 VERMILYA AVE 19-MULTI PARCEL ARM'S LENGTH		03/08/2021 STOBAUGH, TROY	\$55,000	\$80.17	1 STY MCDOWELL, DANIEL E	401 3	686	1949	0		280	0.14 acres
40-24-483-012 1035 PETTIBONE AVE 03-ARM'S LENGTH		01/25/2021 HABS PROPERTIES MANAGEMENT, LLC	\$25,000	\$28.94	1 STY RIGUERAS, ANGEL	401 3	864	1949	0		360	0.09 acres
40-24-431-011 1039 EDITH AVE 19-MULTI PARCEL ARM'S LENGTH		05/20/2021 K2J2 PROPERTIES LLC	\$55,000	\$42.97	2 STORY LLOYD, CRAIG	401 3	1,280	1920	640		0	0.09 acres
40-24-455-046 1410 W ATHERTON RD 03-ARM'S LENGTH		06/23/2021 MYERS, CINDY L	\$53,000	\$33.50	1.25 STY FLETCHER, KAYTLIN D	401 3	1,582	1934	1,078		480	0.18 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-24-455-005		07/16/2021	\$75,000	\$84.65	1.25 STY	401 3	886	1954	672			
1625 WALDMAN AVE		MORACZEWSKI, DONALD & WF KAREN			JOHNSON, DEVIN					616	0.21	acres
03-ARM'S LENGTH												
40-24-453-014		08/06/2021	\$38,000	\$39.50	1 STY	401 3	962	1968	962			
1537 LINCOLN AVE		PSR PROPERTY HOLDINGS LLC			HERNANDEZ, ENEIDA C					280	0.09	acres
33-TO BE DETERMINED												
40-24-478-023		10/06/2021	\$45,000	\$56.60	1 STY	401 3	795	1927	696			
1306 LINCOLN AVE		ZUIDEMA, RANDALL & WF ALICE			RODRIGUEZ, ELIA B					948	0.18	acres
03-ARM'S LENGTH												
40-24-481-010		10/29/2021	\$40,000	\$61.92	1 STY	401 3	646	1949	646			
1105 LINCOLN AVE		DAUP, COREY S			DAUP, SCOTT					0	0.09	acres
09-FAMILY												
40-24-480-027		11/08/2021	\$22,250	\$27.27	1 STY	401 3	816	1926	816			
1222 PETTIBONE AVE		ZANG CORPORATION			JSA PROPERTY HOLDINGS LLC					0	0.09	acres
03-ARM'S LENGTH												
40-24-453-007		12/02/2021	\$18,000	\$23.26	1.25 STY	401 3	774	1952	748			
1625 LINCOLN AVE		ALEA IACT EST, LLC			LUCE, PAULA M					0	0.10	acres
03-ARM'S LENGTH												
40-24-453-007		12/05/2021	\$9,000	\$11.63	1.25 STY	401 3	774	1952	748			
1625 LINCOLN AVE		LUCE, PAULA M			BALZER, TAMARA					0	0.10	acres
33-TO BE DETERMINED												
Averages			\$32,670	\$37.63			873	1942				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 540-TIM

41-19-353-008 931 VERMILYA AVE 03-ARM'S LENGTH		12/30/2020	\$32,250	\$38.39	1.25 STY	401 3	840	1939	590		
		TNL HOUSING SOLUTIONS LP			DOZIER, JOHN & WF LOUISE				0	0.10	acres
41-19-358-021 818 WALDMAN AVE 03-ARM'S LENGTH		02/10/2021	\$23,000	\$18.76	1.25 STY	401 3	1,226	1946	780		
		MCCARLEY, JAMES D & WF DARBY E			GOLDFISH BPO LLC				280	0.15	acres
41-19-333-037 3012 S GRAND TRAVERSE 03-ARM'S LENGTH		04/14/2021	\$14,500	\$14.49	1.25 STY	401 3	1,001	1927	572		
		MMJF PROPERTIES, LLC			IDEAL LIVING HOMES LLC				0	0.15	acres
41-19-358-020 822 WALDMAN AVE 03-ARM'S LENGTH		04/21/2021	\$15,000	\$19.23	1 STY	401 3	780	1946	908		
		GOLDEN STATE INVESTMENTS BY MJ LCC			GARNER, CRYSTAL				280	0.11	acres
41-19-335-016 648 FREEMAN AVE 19-MULTI PARCEL ARM'S LENGTH		04/12/2021	\$15,000	\$27.08	1 STY	401 3	554	1941	500		
		THE 648 FREEMAN LLC			REAY, KATHIE				0	0.08	acres
41-19-336-021 718 NEUBERT AVE 03-ARM'S LENGTH		04/26/2021	\$70,000	\$98.87	2 STORY	401 3	708	1962	0		
		PELLETT, JUDITH E S/O WILLIAM B			GREAT LAKES REALTY INVESTMENT LLC				400	0.12	acres
41-19-331-022 636 SIMCOE AVE 03-ARM'S LENGTH		04/26/2021	\$36,000	\$47.31	1 STY	401 3	761	1954	0		
		FOY, SEAN			FONDERSMITH, COREY & PHILLIPS, KRIS				352	0.08	acres

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-19-330-023 751 BARRIE AVE 03-ARM'S LENGTH		08/09/2021 NORD, MATTHEW & NORD, BERNARD	\$65,000	\$58.09	1 STY MANN, KIMBERLY	401 3	1,119	1955	864	308	0.13 acres
41-19-356-018 850 PETTIBONE AVE 33-TO BE DETERMINED		08/11/2021 HARRISON, RICKY & WF LINDA	\$23,000	\$34.85	1 STY SIPORIN, DAVID	401 3	660	1930	660	216	0.08 acres
41-19-378-023 732 LINCOLN AVE 03-ARM'S LENGTH		06/03/2021 RICHARDSON, BRIANA	\$500	\$0.00		001 3	0	0	0	0	0.10 acres
41-19-337-012 615 FREEMAN AVE 33-TO BE DETERMINED		09/09/2021 ETHAN REAL ESTATE	\$22,500	\$40.18	1 STY HARIS HOLDINGS LLC	401 3	560	1926	0	216	0.08 acres
41-19-337-011 619 FREEMAN AVE 03-ARM'S LENGTH		09/22/2021 SMITH, KEVIN	\$13,500	\$24.11	1 STY HARIS HOLDINGS LLC	401 3	560	1926	0	0	0.08 acres
41-19-376-027 710 VERMILYA AVE 33-TO BE DETERMINED		09/09/2021 ETHAN REAL ESTATE	\$16,500	\$21.15	1 STY HARIS HOLDINGS LLC	401 3	780	1946	780	344	0.08 acres
41-19-376-007 736 VERMILYA AVE 03-ARM'S LENGTH		10/18/2021 PETTIT, CATHERINE J	\$79,630	\$63.60	TWO UNIT PUSHMAN, ALEXANDER	401 3	1,252	1927	732	480	0.15 acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
41-19-307-012	907 SIMCOE AVE	11/23/2021	\$28,000	\$33.02	1 STY	401 3	848	1928	848		
03-ARM'S LENGTH		A-1 CUSTOMS			COLE, GREG					240	0.09 acres
41-19-376-005	743 NEUBERT AVE	11/19/2021	\$22,000	\$41.67	1 STY	401 3	528	1927	528		
03-ARM'S LENGTH		PSR PROPERTY HOLDINGS, LLC			AHADI, TOM & KAZMI, SHORA					315	0.07 acres
41-19-335-024	626 FREEMAN AVE	11/17/2021	\$13,000	\$19.70	1 STY	401 3	660	1926	480		
03-ARM'S LENGTH		MADUAF GLOBAL VENTURE			GANS, SHARQUANDA					0	0.08 acres
41-19-353-011	919 VERMILYA AVE	11/30/2021	\$35,000	\$49.72	1 STY	401 3	704	1926	704		
03-ARM'S LENGTH		WILLIAMS, KOREE D & WF RUBY R			DAVIS, NEIL A & DESIERE L					384	0.08 acres
41-19-333-038	632 VICTORIA AVE	12/17/2021	\$21,500	\$22.87	1 STY	401 3	940	2003	400		
03-ARM'S LENGTH		S.A. PRIME INVESTMENTS LLC			BALAN HOLDINGS LLC					465	0.16 acres
41-19-334-014	713 VICTORIA AVE	12/29/2020	\$21,000	\$26.25	1 STY	401 3	800	1927	800		
03-ARM'S LENGTH		STANICK, GARY L			RELIANT FIELD SERVICES LLC					0	0.12 acres
41-19-360-003	3705 BRUNSWICK AVE	12/31/2020	\$22,500	\$21.17	TWO UNIT	401 3	1,063	1966	0		
03-ARM'S LENGTH		HIMELHOCH, GIL & WF DENISE			SIDDIQUI, AMMAD K ROTH IRA					0	0.09 acres

201

Acreage

41-19-360-001 853 WALDMAN AVE 03-ARM'S LENGTH		12/31/2020	\$22,500	\$21.31	TWO UNIT	401 sq ft	1,056	1966	0		0	0.09	acres
		HIMELHOCH, GIL & WF DENISE			SIDDIQUI, AMMAD K ROTH IRA								
41-19-305-008 929 BARRIE AVE 30-SHORT SALE		02/18/2021	\$26,500	\$34.78	1 STY	401 sq ft	762	1928	750		400	0.09	acres
		CICALO, CHARLES & WF MARIANNE			JAGO, KEVIN & WF KERRI								
41-19-304-015 840 BARRIE AVE 03-ARM'S LENGTH		02/18/2021	\$30,000	\$45.45	1 STY	401 sq ft	660	1929	660		400	0.10	acres
		FRANCIS, DAVID M & DAVID S & IRA T			DIAZ, CARLOS A								
41-19-304-016 836 BARRIE AVE 03-ARM'S LENGTH		02/18/2021	\$30,000	\$42.02	1.25 STY	401 sq ft	714	1929	672		240	0.10	acres
		FRANCIS, DAVID M & DAVID S			DIAZ, CARLOS A								
41-19-377-010 615 NEUBERT AVE 19-MULTI PARCEL ARM'S LENGTH		05/27/2021	\$40,000	\$58.65	1 STY	401 sq ft	682	1948	682		416	0.08	acres
		JARAMILLO, ELVA			MCCORMACK, ANTONIO								
41-19-377-011 NEUBERT AVE 19-MULTI PARCEL ARM'S LENGTH		05/27/2021	\$40,000	\$0.00		402 sq ft	0	0	0		0	0.07	acres
		JARAMILLO, ELVA			MCCORMACK, ANTONIO								
41-19-353-016 936 LINCOLN AVE 03-ARM'S LENGTH		06/04/2021	\$29,900	\$19.78	TWO UNIT	401 sq ft	1,512	1910	672		324	0.10	acres
		R & S CONTRACTORS, LLC			BG INVESTMENTS PROPERTIES LLC								

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-19-379-014 648 LINCOLN AVE <i>03-ARM'S LENGTH</i>		06/18/2021	\$14,000	\$19.89	1 STY	401 3	704	1941	728	216	0.10 acres
41-19-332-007 741 SIMCOE AVE <i>03-ARM'S LENGTH</i>		06/30/2021	\$11,500	\$15.37	1 STY	401 3	748	1926	77	0	0.09 acres
41-19-379-023 620 LINCOLN AVE <i>03-ARM'S LENGTH</i>		05/25/2021	\$24,500	\$34.80	1 STY	401 3	704	1926	704	0	0.10 acres
41-19-304-015 840 BARRIE AVE <i>03-ARM'S LENGTH</i>		06/18/2021	\$30,000	\$45.45	1 STY	401 3	660	1929	660	400	0.10 acres
41-19-304-016 836 BARRIE AVE <i>03-ARM'S LENGTH</i>		06/18/2021	\$30,000	\$42.02	1.25 STY	401 3	714	1929	672	240	0.10 acres
41-19-377-016 640 VERMILYA AVE <i>03-ARM'S LENGTH</i>		09/02/2021	\$21,000	\$34.09	1 STY	401 3	616	1955	616	0	0.08 acres
41-19-330-019 716 SIMCOE AVE <i>03-ARM'S LENGTH</i>		10/04/2021	\$24,000	\$26.55	1 STY	401 3	904	1923	360	0	0.10 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-19-306-013		11/08/2021	\$32,900	\$47.00	1 STY	401 3	700	1942	668			
844 SIMCOE AVE		NASH, ARRIN AKA ERIN & POLK, SHARI			BONKOWSKI, SHAUN & ANDREW					280	0.09	acres
03-ARM'S LENGTH												
41-19-332-025		11/05/2021	\$9,000	\$14.06	1 STY	401 3	640	1927	520			
709 SIMCOE AVE		EBOH, ALLISON O & BELINDA N			OFFER GEEK HOMES LLC					360	0.16	acres
22-OUTLIER												
41-19-328-004		12/15/2021	\$27,000	\$28.85	1 STY	401 3	936	1927	816			
2819 CAMDEN AVE		POLLARD, THOMAS S/O NELLIE			KEES, JAMES JR					352	0.08	acres
03-ARM'S LENGTH												
41-19-351-005		12/29/2021	\$20,000	\$24.18	1.25 STY	401 3	827	1927	656			
927 NEUBERT AVE		BRITO, CONRADO AKA BRITO, CONRADO			ALEXANDER, SANTANA					760	0.15	acres
33-TO BE DETERMINED												
Averages			\$26,979	\$32.69			766	1838				

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 545-TIM

41-20-251-010		02/19/2021	\$195,000	\$62.32	1 STY	401 3	3,129	1964	617		
1717 WOODSLEA DR		WESLEY, DONALD & COOK, BARBARA				CHAPMAN, MAURELL L				576	0.30 acres
03-ARM'S LENGTH											

41-20-252-001		02/19/2021	\$130,000	\$46.43	1 STY	401 3	2,800	1961	925		
1402 WOODSLEA DR		MACKSOOD, LEO & WF DIANE TRUST				COCKING, KRIS				648	0.42 acres
03-ARM'S LENGTH											

41-20-403-004		05/21/2021	\$95,000	\$73.02	1 STY	401 3	1,301	1953	0		
714 COUNTRY CLUB LN		MCBRIDE, OLIVIA & IRBY, ALEXANDRIA				NORRIS, JERRY W & TAMMY L				0	0.22 acres
03-ARM'S LENGTH											

41-20-256-021		09/10/2021	\$122,750	\$88.69	1 STY	401 3	1,384	2004	1,360		
2606 TERRACE DR		HESTER, KRISTINA N				GILBERT, STEPHANI				422	0.17 acres
03-ARM'S LENGTH											

41-20-254-048		11/19/2021	\$0	\$0.00	1 STY	401 3	1,369	2002	1,360		
2710 TERRACE DR		YOUNG, CHIKETA N				CHAPMAN, TIFFANY & HUSB JOHNSON, TO				410	0.22 acres
03-ARM'S LENGTH											

41-20-277-030		12/21/2021	\$145,000	\$103.06	1 STY	401 3	1,407	2005	1,397		
2715 TERRACE DR		CANNON, TIFFANY R				GARDNER, BRENT M				430	0.44 acres
03-ARM'S LENGTH											

41-20-254-015		01/04/2021	\$142,000	\$93.30	1 STY	401 3	1,522	1955	0		
2901 HILLCREST AVE		STOODY BROSER, ELLEN				BUCKLEY, SHAN R				0	0.47 acres
03-ARM'S LENGTH											

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-20-178-011		04/21/2021	\$179,900	\$84.94	1 STY	401 3	2,118	1956	1,546			
2745 LAKEWOOD DR		MATTSON, RICHARD T			FORD, DENISE					593	0.33	acres
03-ARM'S LENGTH												
41-20-277-032		06/29/2021	\$130,000	\$59.20	2 STORY	401 3	2,196	2003	899			
1815 TERRACE CT		CRAIN-REEVES, G & REEVES, K O			HILL, ROSCOE W III					441	0.19	acres
03-ARM'S LENGTH												
41-20-252-005		12/08/2021	\$67,000	\$53.09	1 STY	401 3	1,262	1954	0			
1522 WOODSLEA DR		PALMER, RICHARD & WF RUTH A			HIGLE, GREGORY					270	0.61	acres
03-ARM'S LENGTH												
Averages			\$120,665	\$66.40			1,849	1976				

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area		Acreage
Terms of Sale												
R - 550-ROXANA												
41-20-377-003		05/14/2021	\$55,600	\$55.82	1.25 STY	401 3	996	1949	792			
3715 CIRCLE DR 03-ARM'S LENGTH		BAERWOLF, JAMES R & WF HAYLEY				CHAPMAN, MURPHY				308	0.39	acres
41-20-402-031		04/02/2021	\$55,000	\$58.02	1 STY	401 3	948	1954	918			
3107 COMANCHE AVE 03-ARM'S LENGTH		AL KHATIB, NAHLA				QUICK, MICHELLE S				319	0.12	acres
41-20-404-023		08/06/2021	\$70,000	\$69.44	1.25 STY	401 3	1,008	1954	765			
2826 COMANCHE AVE 03-ARM'S LENGTH		LEBERT, DANIEL C				HOEY, VANESSA				672	0.15	acres
41-20-456-016		08/25/2021	\$60,500	\$61.05	1.25 STY	401 3	991	1953	765			
3618 COMANCHE AVE 03-ARM'S LENGTH		CARIBO PHARMACY SERVICES, INC				LATTIMORE, TERESA				444	0.12	acres
41-20-456-017		12/10/2021	\$54,750	\$58.68	1 STY	401 3	933	1953	918			
3622 COMANCHE AVE 03-ARM'S LENGTH		BRADSHAW, BRANDI FKA CUMMINGS				VANCE, MARTIN & WF TAYLOR A				440	0.12	acres
41-20-453-028		01/29/2021	\$65,000	\$65.59	1.25 STY	401 3	991	1953	765			
3506 COMANCHE AVE 03-ARM'S LENGTH		CONNIE, RESSA				WADSWORTH, AMANDA & HOPPER, MATTHEW				352	0.12	acres
41-20-402-025		04/07/2021	\$64,900	\$65.49	1.25 STY	401 3	991	1954	765			
3013 COMANCHE AVE 03-ARM'S LENGTH		FAIRCHILD, NANCY A ET AL				PARKER, LATASHA D				264	0.12	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-20-457-023		07/01/2021	\$82,500	\$81.85	1.25 STY	401 3	1,008	1953	765			
3621 COMANCHE AVE		SOHMER, WILLIAM & WF CINDY			KAUTZ, WILLIAM					440	0.12	acres
03-ARM'S LENGTH												
41-20-453-013		10/05/2021	\$0	\$0.00	1.25 STY	401 3	1,019	1956	780			
3503 DEARBORN ST		VAUGHN, LORETA C AKA VAUGHN, LORETA			VAUGHN, LORETA C					440	0.14	acres
15-LADY BIRD												
41-20-452-028		10/05/2021	\$0	\$0.00	TWO UNIT	401 3	1,211	1957	780			
3506 DEARBORN ST		VAUGHN, LORETA C AKA VAUGHN, LORETA			VAUGHN, LORETA C					528	0.13	acres
15-LADY BIRD												
41-20-404-001		11/19/2021	\$70,900	\$61.60	1 STY	401 3	1,151	1955	918			
2809 DEARBORN ST		CRIST, STEVEN A			WHITE, QUINTIN JR					0	0.19	acres
03-ARM'S LENGTH												
41-20-377-003		12/07/2021	\$114,000	\$114.46	1.25 STY	401 3	996	1949	792			
3715 CIRCLE DR		CHAPMAN, MURPHY			KALANQUIN, ALYSHA M & MICHAEL J					308	0.39	acres
03-ARM'S LENGTH												
		Averages	\$57,763	\$57.67			1,020	1953				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 555-TIM

41-20-427-024 2918 SHAWNEE AVE 03-ARM'S LENGTH		12/22/2020	\$43,525	\$39.86	1 STY	401 3	1,092	1952	0		
		SPAULDING, SHANE			TWISDOM SWACK, JENNIFER N					384	0.13 acres
41-20-476-016 3517 CHEROKEE AVE 03-ARM'S LENGTH		06/23/2021	\$41,000	\$37.55	1 STY	401 3	1,092	1952	0		
		YNH MANAGEMENT, LLC			DEEP RUNNER LLC					396	0.17 acres
41-20-402-043 2910 CHEROKEE AVE 03-ARM'S LENGTH		08/31/2021	\$54,000	\$49.45	1 STY	401 3	1,092	1952	0		
		HENDRIX, MARTHA & HENDRIX, BRENDA			RBG MGMT LLC					356	0.12 acres
41-20-428-025 3006 CHEYENNE AVE 33-TO BE DETERMINED		09/28/2021	\$62,000	\$45.86	1 STY	401 3	1,352	1952	0		
		LECHEVALIER, K & HADJINAKOV, N			HARRISON, TRACIE					394	0.13 acres
41-20-457-040 3418 CHEROKEE AVE 03-ARM'S LENGTH		11/15/2021	\$34,250	\$31.36	1 STY	401 3	1,092	1952	0		
		RELIANT RENTALS LLC			VKHA LLC					378	0.12 acres
41-20-457-050 3610 CHEROKEE AVE 03-ARM'S LENGTH		11/30/2021	\$52,000	\$47.62	1 STY	401 3	1,092	1952	0		
		MELTON, LESLIE & WF CHARLENE			MATTSON, RICHARD T & LAKE, MARSHA					484	0.12 acres
41-20-429-027 3006 MENOMINEE AVE 03-ARM'S LENGTH		04/02/2021	\$75,000	\$68.68	1 STY	401 3	1,092	1952	0		
		TOUGAS, MICHEL			NICHOLS, GINA T					308	0.13 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												

41-20-426-014
 1209 MOHAWK AVE
 33-TO BE DETERMINED



08/06/2021 \$72,000 \$76.92 1 STY 401 3 936 1955 936
 BLACKNALL, LATASHEANNA MINAYA, JAMMIE 308 0.12 acres

41-20-427-018
 3205 CHEROKEE AVE
 03-ARM'S LENGTH



12/17/2021 \$75,000 \$50.92 1 STY 401 3 1,473 1952 0
 BARNES, WYATT & SHARON SMITH VESTORS LLC 308 0.13 acres

41-20-427-018
 3205 CHEROKEE AVE
 19-MULTI PARCEL ARM'S LENGTH



12/17/2021 \$75,000 \$50.92 1 STY 401 3 1,473 1952 0
 BARNES, WYATT & WF SHARON SMITH VESTORS LLC 308 0.13 acres

41-20-457-045
 3514 CHEROKEE AVE
 19-MULTI PARCEL ARM'S LENGTH



12/17/2021 \$75,000 \$68.68 1 STY 401 3 1,092 1952 0
 BARNES, WYATT & WF SHARON SMITH VESTORS LLC 0 0.12 acres

Averages \$59,889 \$51.62 1,171 1952

R - 560-TIM

41-21-376-005
 3325 CHAMBERS ST
 03-ARM'S LENGTH



09/24/2021 \$17,250 \$19.15 1 STY 401 3 901 1970 876
 CAVETT, ROBERT AKA ROBERT J GARCIA, FRANCISCO & KRISTINE LIV TR 0 0.13 acres

41-21-351-020
 1547 E ATHERTON RD
 03-ARM'S LENGTH



10/14/2021 \$50,000 \$57.80 1.25 STY 401 3 865 1959 811
 COHEN, JEFFREY J TEMPLETON, SUSAN L 524 0.25 acres

Averages \$33,625 \$38.47 883 1965

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
Property Address		Grantor			Grantee							
Terms of Sale												
R - 563-TIM												
40-24-380-022		05/05/2021	\$62,900	\$36.05	2 STORY	401 3	1,745	1975	937			
3704 GREENBROOK LN 03-ARM'S LENGTH		VANHORN, DEBRA A			PETERSON, MORRIS SR					285	0.06	acres
40-25-127-014		06/17/2021	\$54,000	\$29.72	2 STORY	401 3	1,817	1970	732			
2024 STONEY BROOK CT 03-ARM'S LENGTH		ROSS, DORSEY JR			JONES, CHANCIE					270	0.06	acres
40-25-153-001		08/17/2021	\$80,000	\$46.00	2 STORY	401 3	1,739	1966	670			
1965 LAUREL OAK DR 03-ARM'S LENGTH		EVANS, YANA M ESTATE			MARVE, ANDRE Q					228	0.13	acres
40-24-351-032		10/25/2021	\$102,000	\$54.72	2 STORY	401 3	1,864	1972	699			
1828 WILLOW BROOK CIR 03-ARM'S LENGTH		MURPHY, KEIONA L			COLLINS, YOLANDA					268	0.05	acres
40-24-380-023		10/24/2021	\$0	\$0.00	2 STORY	401 3	2,138	1975	1,167			
3702 GREENBROOK LN 15-LADY BIRD		STOCK, JOHN P			STOCK, JOHN P & WF NANCY A					585	0.16	acres
40-25-153-059		10/29/2021	\$95,000	\$54.57	2 STORY	401 3	1,741	1968	669			
1845 LAUREL OAK DR 03-ARM'S LENGTH		FRANCIS, LINDA M			POWELL, NADINE					240	0.08	acres
40-24-380-014		12/01/2021	\$92,000	\$50.11	2 STORY	401 3	1,836	1973	680			
1802 TIMBERLANE DR 03-ARM'S LENGTH		SPENCE, VENUS Y			PATRICK KEYES, CHARLOTTE					275	0.09	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-25-126-032		12/22/2020	\$41,000	\$23.56	2 STORY	401 3	1,740	1980	692			
2012 CRESTBROOK LN		2012 CRESTBROOK LANE LLC			TPL WEST BLOOMFIELD LLC					257	0.07	acres
03-ARM'S LENGTH												
40-24-351-049		02/18/2021	\$65,000	\$37.62	2 STORY	401 3	1,728	1971	669			
1825 OAK BROOK CIR		HARRIS, BETTYE J			LANDMARK NORTH LLC					277	0.11	acres
03-ARM'S LENGTH												
40-25-127-051		06/16/2021	\$71,000	\$40.11	2 STORY	401 3	1,770	1970	956			
2105 STONEY BROOK CT		HOWARD, DAVID L & WF REBECCA M			OLIVER, SHAYNA					268	0.08	acres
03-ARM'S LENGTH												
40-24-351-020		10/04/2021	\$95,000	\$52.66	2 STORY	401 3	1,804	1971	668			
1827 WILLOW BROOK CIR		NASSEEF, ADEL			RICE, JULIA					260	0.06	acres
03-ARM'S LENGTH												
40-25-153-015		10/01/2021	\$51,000	\$28.56	2 STORY	401 3	1,786	1966	680			
1907 LAUREL OAK DR		US BANK NA			EVANS, COTRELL J					228	0.11	acres
12-FROM LENDING INSTITUTIC												
40-25-127-033		10/07/2021	\$90,000	\$50.28	2 STORY	401 3	1,790	1968	676			
2015 CRESTBROOK LN		TABRON, LAJOYCE			SANDERS, ASHLEY					240	0.09	acres
03-ARM'S LENGTH												
Averages			\$69,146	\$38.77			1,808	1971				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 565-TIM

40-25-152-010
 1837 LYNBROOK DR
 03-ARM'S LENGTH



12/11/2020 \$87,000 \$52.10
 CRUTCHFIELD, ARTHUR ESTATE

1 STY 401 3 1,670 1961 0
 WILLIAMS, JACQUELINE C

450 0.22 acres

40-25-177-030
 1718 LAUREL OAK DR
 03-ARM'S LENGTH

12/30/2020 \$103,500 \$53.38
 HARDENBROOK, JOAN F

1 STY 401 3 1,939 1979 1,231
 HARRIS, JOEL

488 0.24 acres

40-25-105-026
 1918 GREENBRIAR LN
 03-ARM'S LENGTH



03/05/2021 \$98,000 \$70.55
 CURTIS, TAMMY S

1 STY 401 3 1,389 1960 0
 MONTAGUE, SAMANTHA

0 0.19 acres

40-25-151-010
 1901 ROCKCREEK LN
 03-ARM'S LENGTH



06/10/2021 \$91,900 \$64.45
 MAGUIRE, DAVID W & WF CAROLE J

1 STY 401 3 1,426 1959 0
 PRICE, KIELER & KREASE, DIANNA M

0 0.17 acres

40-25-127-003
 4305 GREENBROOK LN
 03-ARM'S LENGTH



10/28/2021 \$40,000 \$21.30
 BRADLEY, ROBERT M JR ESTATE

TRI-LEVEL 401 3 1,878 1958 665
 COLEMAN, TERRY

470 0.19 acres

40-25-104-025
 1926 WINDSOR LN
 03-ARM'S LENGTH



11/19/2021 \$118,500 \$82.58
 MAGUIRE, DAVID W & WF CAROLE J

TRI-LEVEL 401 3 1,435 1959 0
 TIBBS, KATHLEEN M

265 0.17 acres

40-25-151-030
 1910 LYNBROOK DR
 03-ARM'S LENGTH



11/09/2021 \$200,000 \$107.93
 STRICKLAND, CHARLOTTE L

2 STORY 401 3 1,853 1962 818
 JONES, VALENCIA

463 0.16 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		GAR Area	Acreage
		<i>Grantor</i>										
40-25-151-025 1926 LYNBROOK DR <i>03-ARM'S LENGTH</i>		12/02/2021	\$125,000	\$62.53	2 STORY	401 3	1,999	1964	813		418	0.17 acres
		CARLISLE, STUART & CARLISLE, ALAN			SINGLETON, STEVEN							
40-25-102-013 1820 PARK FOREST DR <i>03-ARM'S LENGTH</i>		03/04/2021	\$75,000	\$58.78	1 STY	401 3	1,276	1955	0		0	0.18 acres
		MAGUIRE, DAVID W & WF CAROLE J			GILL, SHAMICA J							
40-25-152-009 1901 LYNBROOK DR <i>03-ARM'S LENGTH</i>		06/11/2021	\$146,000	\$68.22	2 STORY	401 3	2,140	1962	902		466	0.19 acres
		DIXON, DEBORAH N			SCRIVNER, MARVIN JR							
40-25-102-002 1922 PARK FOREST DR <i>03-ARM'S LENGTH</i>		08/02/2021	\$81,250	\$62.50	1 STY	401 3	1,300	1956	0		0	0.20 acres
		AVENUE II LLC			SCHELSKE, DOROTHY J							
40-25-104-011 1935 PENBROOK LN <i>03-ARM'S LENGTH</i>		09/16/2021	\$85,000	\$59.94	1 STY	401 3	1,418	1958	0		0	0.20 acres
		JOHNSON, WORDIE C			GIGNAC, CHRISTINE							
40-25-102-014 1816 PARK FOREST DR <i>21-NOT USED/OTHER</i>		10/22/2021	\$0	\$0.00	1 STY	401 3	1,230	1955	0		0	0.18 acres
		MAGUIRE 4, LLC			MAGUIRE, DAVID W & WF CAROLE J							
40-25-102-014 1816 PARK FOREST DR <i>03-ARM'S LENGTH</i>		12/17/2021	\$79,394	\$64.55	1 STY	401 3	1,230	1955	0		0	0.18 acres
		MAGUIRE, DAVID W & WF CAROLE J			LEMONS, AMANDA L							

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-25-152-019		12/29/2021	\$125,000	\$53.21	2 STORY	401 3	2,349	1960	1,084			
1801 LYNBROOK DR		NOVAK, JOSEPH EST & LEWIS, BARBARA			MITCHELL, DEHRU & CANCELLARO, DANIE					524	0.29	acres
03-ARM'S LENGTH												
Averages			\$97,036	\$58.80			1,635	1960				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 570-TIM

40-25-202-038 1510 MULBERRY LN 03-ARM'S LENGTH		07/29/2021	\$55,555	\$58.54	1.25 STY	401 3	949	1953	720		
		HERZOG, NICOLE R			WESTERN OREGON INVESTMENTS 401K PSP					308	0.12 acres

40-25-254-005 4318 HUCKLEBERRY LN 03-ARM'S LENGTH		09/16/2021	\$55,000	\$60.77	1 STY	401 3	905	1955	864		
		ANDERSON, WAYNE A S/O EVERETT H			SCHUMACHER, MARK					352	0.17 acres

40-25-203-017 1419 MULBERRY LN 03-ARM'S LENGTH		10/14/2021	\$60,000	\$53.14	1.25 STY	401 3	1,129	1953	720		
		SARVER, CARRIE L			GERICS, DANIEL & WF LAKEY, KRISTINA					0	0.13 acres

40-25-253-029 1621 BLACKBERRY LN 03-ARM'S LENGTH		12/10/2021	\$85,000	\$89.10	1.25 STY	401 3	954	1955	720		
		PECK, MARK A			STUTSO, CHRISTOPHER & ANGELA					374	0.18 acres

40-25-253-013 4509 HUCKLEBERRY LN 33-TO BE DETERMINED		12/29/2021	\$53,000	\$51.96	1 STY	401 3	1,020	1955	960		
		GERHOLZ, ERIC			S & D INVESTMENT LLC					0	0.12 acres

40-25-203-012 1509 MULBERRY LN 03-ARM'S LENGTH		12/04/2020	\$63,000	\$66.39	1.25 STY	401 3	949	1953	720		
		ALEXANDER, DAVID D			LEESE, ROBERT					528	0.12 acres

40-25-254-020 1625 RASPBERRY LN 03-ARM'S LENGTH		12/11/2020	\$55,000	\$48.42	1 STY	401 3	1,136	1955	912		
		NATIONWIDE PROPERTY PARTNERS INC			MENDOZA- HOLCOMB, SELENA					512	0.17 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
40-25-253-034 1707 GREENBROOK LN <i>03-ARM'S LENGTH</i>		12/15/2020	\$44,000	\$46.12	1.25 STY	401 3	954	1955	720	384	0.12 acres
40-25-255-030 1506 GREENBROOK LN <i>03-ARM'S LENGTH</i>		04/30/2021	\$35,000	\$39.95	1 STY	401 3	876	1955	876	0	0.47 acres
40-25-201-048 1410 BERRYWOOD LN <i>03-ARM'S LENGTH</i>		06/30/2021	\$50,000	\$55.25	1 STY	401 3	905	1954	864	480	0.13 acres
40-25-253-006 4409 HUCKLEBERRY LN <i>03-ARM'S LENGTH</i>		06/23/2021	\$41,000	\$45.35	1 STY	401 3	904	1955	864	352	0.12 acres
40-25-251-021 1601 CRESTBROOK LN <i>03-ARM'S LENGTH</i>		09/13/2021	\$122,875	\$105.56	1 STY	401 3	1,164	1954	1,164	340	0.24 acres
40-25-255-012 1602 GREENBROOK LN <i>03-ARM'S LENGTH</i>		09/24/2021	\$69,900	\$73.27	1.25 STY	401 3	954	1955	720	352	0.20 acres
40-25-253-002 4313 HUCKLEBERRY LN <i>03-ARM'S LENGTH</i>		10/28/2021	\$70,800	\$63.55	1 STY	401 3	1,114	1955	1,114	536	0.14 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address		Grantor			Grantee					GAR Area	Acreage
Terms of Sale											
40-25-252-004		10/05/2021	\$0	\$0.00	1 STY	401 3	912	1954	912		
1419 BLACKBERRY LN		VAUGHN, LORETA C AKA VAUGHN, LORETA			VAUGHN, LORETA C					0	0.12 acres
14-INTO/OUT OF TRUST											
40-25-253-038		12/09/2021	\$67,045	\$70.28	1.25 STY	401 3	954	1955	720		
1613 GREENBROOK LN		CRUMB, LYNN M & DAVID A			GREGORY, SHALA					396	0.16 acres
03-ARM'S LENGTH											
40-25-251-025		12/07/2021	\$87,500	\$95.21	1 STY	401 3	919	1955	864		
1906 GREENBROOK LN		BURTON, CATHY A			BORTON, HEATHER D					400	0.19 acres
33-TO BE DETERMINED											
Averages			\$59,687	\$60.17			982	1954			

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 575-TIM

40-25-233-016		12/17/2020	\$13,000	\$18.34	1 STY	401 3	709	1957	0		
1031 CRAWFORD ST											
03-ARM'S LENGTH		PSR PROPERTY HOLDINGS, LLC		WANG, QING					384	0.10	acres

41-30-153-030		12/16/2020	\$21,000	\$22.63	1.25 STY	401 3	928	1947	726		
932 INGLESIDE AVE											
03-ARM'S LENGTH		LIVERSEDGE, DANIEL & WF SHERRY		TWUM BARIMAH, RICHARD & WF NANA					0	0.12	acres

41-30-106-003		01/15/2021	\$24,000	\$26.85	1 STY	401 3	894	1971	872		
4009 BRUNSWICK AVE											
03-ARM'S LENGTH		BW 86 PROPERTIES CORP		RIGUERAS, ANGEL					0	0.09	acres

40-25-281-011		04/20/2021	\$45,000	\$33.26	TWO UNIT	401 3	1,353	1940	902		
1031 INGLESIDE AVE											
03-ARM'S LENGTH		PENOYER, SCOTT W		BG INVESTMENT PROPERTIES LLC					0	0.14	acres

41-30-110-002		04/26/2021	\$18,000	\$21.53	1 STY	401 3	836	1910	836		
4205 BRUNSWICK AVE											
03-ARM'S LENGTH		CAMPBELL MOORE PROPERTIES LLC		LW RIVER PARTNERS LLC					442	0.09	acres

41-30-109-032		06/24/2021	\$30,000	\$39.06	1 STY	401 3	768	1927	768		
944 CLINTON ST											
03-ARM'S LENGTH		ROWLEY, GRACE		JAMMA HOLDINGS LLC					0	0.12	acres

41-30-106-001		08/04/2021	\$37,000	\$53.86	1 STY	401 3	687	1954	0		
4001 BRUNSWICK AVE											
03-ARM'S LENGTH		NOVEJ ANNA REALTY GROUP LLC		EDWARDS, FREDA					396	0.10	acres

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage	
Terms of Sale		Grantor			Grantee							
40-25-231-013	1027 LELAND ST	08/25/2021	\$35,000	\$62.50	1 STY	401 3	560	1929	560			
03-ARM'S LENGTH		TYLER, KENNETH R	ABUAWAD, AMIR							216	0.09 acres	
41-30-104-005	858 LELAND ST	09/09/2021	\$21,000	\$19.72	1.25 STY	401 3	1,065	1960	811			
33-TO BE DETERMINED		VAUGHN, DARCY	Z & L RENTAL PROPERTIES LLC							0	0.10 acres	
41-30-106-029	802 CRAWFORD ST	11/04/2021	\$76,000	\$71.90	1.25 STY	401 3	1,057	1950	720			
03-ARM'S LENGTH		CRAWLEY, JESSE	SEAMAN, RICHARD							330	0.17 acres	
40-25-277-045	1102 HURON ST	12/28/2021	\$60,000	\$62.43	1 STY	401 3	961	1980	893			
33-TO BE DETERMINED		MATHENY, NANCY M	JOHNSON, MICHELLE							0	0.16 acres	
41-30-102-006	3817 BRUNSWICK AVE	06/07/2021	\$50,500	\$34.40	TWO UNIT	401 3	1,468	1917	0			
33-TO BE DETERMINED		DEEP RUNNER LLC	PUVVADA, PHANI & WF KAVIKONDALA, S							0	0.10 acres	
40-25-230-004	1301 LELAND ST	12/11/2020	\$26,000	\$37.79	1 STY	401 3	688	1926	560			
03-ARM'S LENGTH		RA PILLSBURY PROPERTIES LLC	RIGUERAS, ANGEL							280	0.09 acres	
40-25-283-017	1102 MARKHAM ST	02/10/2021	\$21,000	\$28.73	1 STY	401 3	731	1961	0			
03-ARM'S LENGTH		FEGM LLC	MICHIGAN HOUSING CONNECTION LLC							0	0.10 acres	

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
40-25-230-025	1212 CRAWFORD ST	02/02/2021	\$22,000	\$17.16	1.25 STY	401 3	1,282	1947	1,038		
08-ESTATE		RICH, LORI ESTATE			LLORENTE, JOSE					320	0.13 acres
40-25-231-004	4021 TUXEDO AVE	03/05/2021	\$11,000	\$16.20	1 STY	401 3	679	1920	0		
03-ARM'S LENGTH		MILFORD, RONALD A TRUST			MAY, CURTIS & WF TERRY					0	0.12 acres
41-30-152-006	837 CLINTON ST	02/03/2021	\$35,000	\$40.00	1 STY	401 3	875	1928	864		
03-ARM'S LENGTH		ROUSE, DORA NKA BYRNE, DORA			VILLEGAS, OSCAR & RAMIREZ, HAYDEE L					480	0.20 acres
41-30-106-026	822 CRAWFORD ST	05/06/2021	\$37,000	\$51.10	1 STY	401 3	724	1950	724		
03-ARM'S LENGTH		WOLF, LEO			MARSH, MARC S II					484	0.11 acres
41-30-106-025	830 CRAWFORD ST	07/22/2021	\$45,000	\$47.57	1 STY	401 3	946	1923	528		
03-ARM'S LENGTH		JARCZYNSKI, R JR & SNIDER, S			CHRISTENSON, TERRY A & HUSB ROBERT					624	0.17 acres
41-30-104-011	829 CAMPBELL ST	09/21/2021	\$16,000	\$36.36	1 STY	401 3	440	1920	0		
03-ARM'S LENGTH		WHITSON PROPERTIES LLC			LEGENDRE, SHANE					352	0.08 acres
41-30-151-018	944 HURON ST	08/09/2021	\$7,500	\$11.13	1 STY	401 3	674	1915	0		
33-TO BE DETERMINED		TODD, RANDY L II			ATKINS, JOHN & WF TIMEKA					0	0.08 acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-30-151-021		12/20/2021	\$15,000	\$21.61	1 STY	401 3	694	1955	0			
932 HURON ST		BRACY, EQUAN			MICHIGAN PASTURES LLC					308	0.08	acres
33-TO BE DETERMINED												
40-25-230-006		09/09/2021	\$12,000	\$17.44	1 STY	401 3	688	1927	560			
1239 LELAND ST		REYES, VICKI L			CARROLL, PATRICK T					280	0.09	acres
33-TO BE DETERMINED												
Averages			\$29,478	\$34.42			857	1940				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 580-TIM

41-30-176-028 706 HURON ST 03-ARM'S LENGTH		12/10/2020	\$60,900	\$80.98	1.25 STY	401 3	752	1947	720		
		SAVAGE, AMY L			LANGSTON, KELLY					352	0.10 acres
41-30-251-020 524 HURON ST 03-ARM'S LENGTH		01/26/2021	\$57,000	\$75.70	1.25 STY	401 3	753	1947	720		
		524 HURON LLC			PERUYERO, ARMANDO & IGLESIAS, YAREL					308	0.10 acres
41-30-135-032 619 ALVORD AVE 03-ARM'S LENGTH		03/31/2021	\$17,000	\$18.42	1.25 STY	401 3	923	1944	720		
		MCCAN, MICHAEL L			FISHER, MATIKA L					0	0.11 acres
41-30-206-013 3921 CUTHBERTSON ST 03-ARM'S LENGTH		04/26/2021	\$40,000	\$30.65	1 STY	401 3	1,305	1925	912		
		STURGESS, ANDREW H			TODAHL, JACOB & PAMELA					0	0.12 acres
41-30-135-012 652 CLINTON ST 03-ARM'S LENGTH		05/20/2021	\$42,000	\$41.58	1.25 STY	401 3	1,010	1953	754		
		BROLLY FI LLC			MAHADEVA, SHIVANTHA & WF EVANGELINE					308	0.12 acres
41-30-159-022 841 MARKHAM ST 03-ARM'S LENGTH		04/20/2021	\$45,000	\$44.20	1.25 STY	401 3	1,018	1954	801		
		SEDLAR, ROSE M			SNYDER, CHRISTOPHER II					440	0.11 acres
41-30-126-006 731 W ATHERTON RD 03-ARM'S LENGTH		06/11/2021	\$50,000	\$50.10	1.25 STY	401 3	998	1948	780		
		CARIBO SERVICES INC			SAAVEDRA, MIGUEL					400	0.10 acres

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Parcel Number Property Address <i>Terms of Sale</i>		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-19-382-015 752 WALDMAN AVE <i>03-ARM'S LENGTH</i>		07/01/2021	\$49,900	\$52.20	1.25 STY	401 3	956	1948	765	330	0.15 acres
		CARIBO PHARMACY SERVICES INC				MACHADO, PABLO					
41-19-384-001 751 WALDMAN AVE <i>03-ARM'S LENGTH</i>		06/25/2021	\$71,900	\$73.07	1.25 STY	401 3	984	1948	720	352	0.13 acres
		WAUGH, RONALD L				BUNKER, BRANDON E					
41-30-134-020 726 CLINTON ST <i>03-ARM'S LENGTH</i>		07/30/2021	\$32,000	\$34.33	1.25 STY	401 3	932	1946	720	308	0.13 acres
		BECKER, RITA & LYONS, CAROLYN				COLE, GREGORY					
41-30-134-024 710 CLINTON ST <i>03-ARM'S LENGTH</i>		07/29/2021	\$71,000	\$95.95	1.25 STY	401 3	740	1946	720	0	0.10 acres
		CRAWLY, JESSE				METTLER, ASHTEN L					
41-30-135-006 635 ALVORD AVE <i>03-ARM'S LENGTH</i>		08/20/2021	\$48,000	\$46.15	1.25 STY	401 3	1,040	1944	720	308	0.10 acres
		LENGYEL, STEVEN P				BIGHAM, JOSEPH C & MOTTER, ANDREA					
41-30-134-012 701 ALVORD AVE <i>03-ARM'S LENGTH</i>		08/09/2021	\$55,000	\$52.38	1.25 STY	401 3	1,050	1944	720	0	0.12 acres
		TABOR, SEAN M				TAIT, JOEL M & WF RACHAEL K					
41-30-178-012 711 HURON ST <i>03-ARM'S LENGTH</i>		08/26/2021	\$30,500	\$33.78	1 STY	401 3	903	1951	890	352	0.10 acres
		ALLOWAY, MICHAEL P & WF EVA M				RAYMOND, DEBORA L IRA					

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Parcel Number	Property Address	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
		Grantor			Grantee						
41-30-129-003	643 CAMPBELL ST	10/16/2021	\$35,000	\$37.92	1.25 STY	401 3	923	1945	720		
03-ARM'S LENGTH		CLOUD ASSET LLC			BIFFLE ESTATES CORP INC					576	0.21 acres
41-30-133-004	639 CRAWFORD ST	10/29/2021	\$30,000	\$40.65	1 STY	401 3	738	1943	720		
03-ARM'S LENGTH		JAGEL, MARY M NKA STRICKLAND, MARY			TARAFA, CHRISTIAN & KEVIN G & MAX					280	0.10 acres
41-30-133-005	635 CRAWFORD ST	10/29/2021	\$45,000	\$54.95	1 STY	401 3	819	1943	720		
03-ARM'S LENGTH		JAGEL, MARY M NKA STRICKLAND, MARY			PEREZ, TYRONE					0	0.10 acres
41-30-159-042	830 W HEMPHILL RD	11/30/2021	\$40,000	\$46.46	1.25 STY	401 3	861	1959	802		
03-ARM'S LENGTH		BOWEN, KELLEY R			BLACKNALL, LATASHEANNA					0	0.13 acres
41-30-130-012	705 LELAND ST	12/02/2021	\$31,000	\$39.74	1 STY	401 3	780	1952	804		
03-ARM'S LENGTH		MCDONALD, ROSS			DOZIER, JOHN & LOUISE					0	0.11 acres
41-30-129-007	621 CAMPBELL ST	12/16/2021	\$75,000	\$80.47	1.25 STY	401 3	932	1946	720		
03-ARM'S LENGTH		FRICKE, JAMIE			DAUCHY, PHILIP & SILVER, STEVEN M					280	0.13 acres
41-30-133-020	624 ALVORD AVE	12/17/2021	\$71,000	\$77.94	1.25 STY	401 3	911	1944	720		
03-ARM'S LENGTH		COBBS, JAMICA			CALDWELL, CAMRYN					355	0.10 acres

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Acreage

41-30-178-015 750 INGLESIDE AVE <i>03-ARM'S LENGTH</i>		12/03/2021	\$79,900	\$108.71	1.25 STY	401 sq ft	735	1947	720		616	0.12 acres
		DELDUCA, ANNIE C			MALALLAH, RANA J							
41-30-128-002 745 CAMPBELL ST <i>03-ARM'S LENGTH</i>		07/12/2021	\$72,000	\$63.16	1.25 STY	401 sq ft	1,140	1945	720		520	0.11 acres
		LAVIGNE, SALLY AKA LAVIGNE BRADFORD			CIMALA, ALISHA							
41-30-131-001 653 LELAND ST <i>03-ARM'S LENGTH</i>		07/30/2021	\$55,000	\$40.29	1.75 STY	401 sq ft	1,365	1952	780		280	0.12 acres
		TROUTNER, ARTHUR & WF JANET			O'CONNOR, DEBORAH K							
41-19-381-022 612 PETTIBONE AVE <i>03-ARM'S LENGTH</i>		08/05/2021	\$72,000	\$76.92	1 STY	401 sq ft	936	1928	936		352	0.10 acres
		JOHNSON, BARBARA			SEKLES, ALEXANDER T							
41-19-385-017 630 W ATHERTON RD <i>03-ARM'S LENGTH</i>		07/16/2021	\$24,950	\$32.49	1 STY	401 sq ft	768	1927	768		216	0.10 acres
		GRIFKA, DANIEL J			SOUTH RUSK GROUP INC							
41-30-128-020 718 LELAND ST <i>03-ARM'S LENGTH</i>		07/07/2021	\$24,500	\$34.03	1 STY	401 sq ft	720	1927	720		216	0.16 acres
		DREW, BERNARD			JSM RENTALS LLC							
41-30-206-028 4205 CUTHBERTSON ST <i>03-ARM'S LENGTH</i>		10/27/2021	\$24,000	\$31.87	1 STY	401 sq ft	753	1950	720		0	0.12 acres
		MEACHUM, CHRISTINE & MEAD, ROSS			SANCHEZ VALDEZ, A & WF GUZMAN, E							

This list is indexed by Neighborhood / Area Name
Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-30-130-011		12/06/2021	\$15,000	\$19.21	1 STY	401 3	781	1928	781			
709 LELAND ST		MCDONALD, ROSS			HERNANDEZ RIVERA, JOSE H					324	0.11	acres
03-ARM'S LENGTH												
41-30-128-026		11/24/2021	\$32,000	\$33.44	1 STY	401 3	957	1927	744			
709 CAMPBELL ST		CZAPSKI, JOSEPH M			AHADI, TOM & WF KAZMI, SHORA					360	0.22	acres
03-ARM'S LENGTH												
		Averages	\$46,552	\$51.59			916	1944				

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 227

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 585-TIM

41-29-156-013
 326 BROWNING AVE
 03-ARM'S LENGTH



04/23/2021 \$64,900 \$86.42
 WALTERS, LINDA K

1 STY 401 3 751 1948 720
 MARTINEZ, BRIDGET & SHEPPARD, TRINA

343 0.12 acres

41-29-156-008
 338 BROWNING AVE
 03-ARM'S LENGTH



09/24/2021 \$49,500 \$64.54
 OLIVER, DIONE D

1 STY 401 3 767 1956 767
 COFFEL, DAVID S

280 0.10 acres

41-29-156-031
 317 BEDE ST
 03-ARM'S LENGTH



11/01/2021 \$52,900 \$85.88
 ERDMAN, NATHAN

1 STY 401 3 616 1955 0
 BATES, CHARLES R JR

0 0.13 acres

41-29-153-006
 4526 MILTON DR
 03-ARM'S LENGTH



02/02/2021 \$56,000 \$60.61
 WRIGHT, STANLEY

1.25 STY 401 3 924 1948 720
 GULLEKSON, ERIN

523 0.09 acres

41-29-156-023
 349 BEDE ST
 03-ARM'S LENGTH



03/12/2021 \$55,000 \$73.92
 KINCAID, WILLIAM S

1 STY 401 3 744 1948 720
 CONVIS, ROZELLA J

0 0.12 acres

41-29-152-031
 4621 MILTON DR
 03-ARM'S LENGTH



05/03/2021 \$30,000 \$30.09
 RUSSELL, KEITH

1.25 STY 401 3 997 1955 784
 HOLZWARTH, CONNOR

403 0.15 acres

41-29-152-044
 4114 PENGELLY RD
 33-TO BE DETERMINED



09/17/2021 \$28,500 \$25.45
 REANNA PROPERTIES INC

1 STY 401 3 1,120 1956 0
 INTERNATIONAL REAL ESTATE GROUP LLC

0 0.23 acres

This list is indexed by Neighborhood / Area Name
Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 228

Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-29-160-014		09/17/2021	\$30,000	\$26.79	1.25 STY	401 3	1,120	1955	882			
358 TENNYSON AVE		SPARLING, ZANEY & WF RHONDA			SPARLING, JOSHUA A					480	0.12	acres
33-TO BE DETERMINED												
41-29-156-019		12/09/2021	\$20,000	\$23.39	1 STY	401 3	855	1948	834			
413 BEDE ST		RIEGEL LLC			WRIGHT, RICHARD					294	0.12	acres
16-LC PAYOFF												
Averages			\$42,978	\$53.01			877	1952				

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 229

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

R - 590-TIM

41-29-203-024 511 LETA AVE 03-ARM'S LENGTH		12/11/2020	\$46,500	\$57.34	1 STY	401 3	811	1927	720		
		RUSHING, RAY			MILLER, LAURA					324	0.13 acres
41-29-202-031 545 BURROUGHS AVE 03-ARM'S LENGTH		01/07/2021	\$65,000	\$79.66	1 STY	401 3	816	1941	807		
		LOZON, MATTHEW & KAREN			GATZEMEYER, GERALD R II					384	0.13 acres
41-29-253-018 4321 CIRCLE DR 03-ARM'S LENGTH		12/16/2020	\$74,000	\$76.92	1.25 STY	401 3	962	1950	780		
		ROUSSEAU, KYLE C			AWAD, SULEIMAN					948	0.18 acres
41-29-127-001 402 BUCKINGHAM AVE 03-ARM'S LENGTH		05/27/2021	\$70,000	\$68.23	1.25 STY	401 3	1,026	1946	827		
		MERRELL, DEBORAH			MCKENZIE, CAROL REV TRUST					896	0.20 acres
41-29-104-026 4030 RED ARROW RD 03-ARM'S LENGTH		10/15/2021	\$50,000	\$61.27	1 STY	401 3	816	1929	816		
		CAWLEY, JAMES			PEREZ, ALIDA					0	0.13 acres
41-29-102-003 312 BUCKINGHAM AVE 03-ARM'S LENGTH		10/28/2021	\$50,000	\$53.19	1 STY	401 3	940	1952	940		
		HAMLETT, TOMMIE ESTATE			DELOACH, BRANDON					280	0.16 acres
41-29-178-006 4139 MENTON AVE 03-ARM'S LENGTH		11/12/2021	\$70,000	\$74.79	1 STY	401 3	936	1927	820		
		BOYLE, CHRISTOPHER & WF DENA			ANDREWS, KENNETH					288	0.11 acres

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-29-257-006 526 MC KEIGHAN AVE 03-ARM'S LENGTH		11/30/2021 PITTS, LISA M	\$42,500	\$45.90	1.25 STY	401 3	926	1950	744		480	0.11 acres
41-29-127-024 3910 CIRCLE DR 33-TO BE DETERMINED		11/19/2021 ALLEN, MEAGAN	\$1	\$0.00		402 3	0	0	0		0	0.12 acres
41-29-176-030 322 LETA AVE 33-TO BE DETERMINED		11/24/2021 DORFMAN, ITZCHAK & MESHULAM, ARGAMAN	\$42,000	\$43.25	1 STY	401 3	971	1928	624		288	0.11 acres
41-29-176-057 4306 CUSTER AVE 03-ARM'S LENGTH		01/29/2021 ORELLANA, ELMER	\$80,000	\$95.69	1 STY	401 3	836	1924	816		964	0.22 acres
41-29-179-055 4418 CIRCLE DR 03-ARM'S LENGTH		02/17/2021 SMITH, PETER & WF WELLMAN, DANA L	\$51,000	\$38.96	2 STORY	401 3	1,309	1925	616		216	0.16 acres
41-29-178-016 4225 MENTON AVE 03-ARM'S LENGTH		03/22/2021 FURMAN, RUSLAN	\$47,500	\$61.13	1 STY	401 3	777	1928	777		426	0.11 acres
41-29-177-041 4140 MENTON AVE 19-MULTI PARCEL ARM'S LENGTH		07/02/2021 4140 MENTON LLC	\$74,500	\$91.30	1 STY	401 3	816	1927	816		293	0.11 acres

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022

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Parcel Number Property Address Terms of Sale		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-29-128-018 419 LETA AVE 03-ARM'S LENGTH		06/22/2021	\$75,000	\$63.78	1 STY	401 3	1,176	1928	624		
		HEMENWAY, GREGORY II & WF HOLLY			SHEPHERD, NATHANIEL J					576	0.13 acres
41-29-251-015 617 LOCHHEAD AVE 03-ARM'S LENGTH		08/18/2021	\$92,500	\$45.81	2 STORY	401 3	2,019	1927	780		
		RPOA LLC			TOTAL CONCRETE DESIGN LLC					440	0.24 acres
41-29-126-027 3814 CIRCLE DR 03-ARM'S LENGTH		09/09/2021	\$40,000	\$54.72	1 STY	401 3	731	1942	731		
		LALONE, RANDY P ESTATE			WOLFGANG, DERRICK A & WF DIANE L					287	0.13 acres
41-29-253-001 4301 CIRCLE DR 03-ARM'S LENGTH		10/14/2021	\$53,000	\$64.16	1 STY	401 3	826	1949	752		
		TIMBS, JON M & MICHAEL E			JAYNES, ALAN					446	0.25 acres
41-29-103-001 308 BURROUGHS AVE 14-INTO/OUT OF TRUST		10/05/2021	\$0	\$0.00	2 STORY	401 3	2,022	1960	0		
		VAUGHN, LORETA C AKA VAUGHN, LORETA			VAUGHN, LORETA C					532	0.35 acres
41-29-127-023 3902 CIRCLE DR 03-ARM'S LENGTH		11/23/2021	\$67,500	\$66.96	1 STY	401 3	1,008	1922	1,008		
		SHEETS, GUADALUPE			CURTIS, DENAE A					216	0.18 acres
41-29-177-002 4117 CUSTER AVE 03-ARM'S LENGTH		11/30/2021	\$50,000	\$74.63	1 STY	401 3	670	1927	660		
		BUCKHORN, PHILLIP K			FELL, FRANK					0	0.11 acres

This list is indexed by Neighborhood / Area Name
Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-29-177-004		12/15/2021	\$74,000	\$40.57	2 STORY	401 3	1,824	1929	912			
4127 CUSTER AVE		RIGG-FAIRHUST, J & HILLAKER, T			YOUNG, MADISON					324	0.11	acres
03-ARM'S LENGTH												
		Averages	\$55,227	\$57.19				1,010	1847			

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 233

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

R - 595-TIM

41-29-278-042 905 E HEMPHILL RD 03-ARM'S LENGTH		03/22/2021	\$58,000	\$61.12	1 STY	401 3	949	1956	985		
		YURK, GORDON & VIVIAN			ROOT, ANDREA				486	0.13	acres
41-29-278-048 1005 E HEMPHILL RD 03-ARM'S LENGTH		04/13/2021	\$60,000	\$57.86	1 STY	401 3	1,037	1956	1,028		
		KEYS, VENAYA N			THOMPSON, CLYDE & WF ROBIN				0	0.13	acres
41-29-278-038 809 E HEMPHILL RD 03-ARM'S LENGTH		06/30/2021	\$30,000	\$33.63	1 STY	401 3	892	1959	892		
		MARVIN, MICHAEL T			HERRICK, HERBERT				442	0.13	acres
41-29-256-039 1005 MC KEIGHAN AVE 03-ARM'S LENGTH		10/05/2021	\$66,000	\$74.41	1 STY	401 3	887	1958	887		
		BASSIER, CHRISTOPHER			KACKLEY, MICHELE				497	0.13	acres
41-29-276-051 4428 CHEYENNE AVE 03-ARM'S LENGTH		10/15/2021	\$52,500	\$60.48	1 STY	401 3	868	1959	868		
		TRUE NORTH PROPERTIES, INC			AQUINO ESTOPINAN, MANUEL R				0	0.12	acres
41-29-256-015 902 DELL AVE 03-ARM'S LENGTH		10/13/2021	\$42,000	\$47.51	1 STY	401 3	884	1958	884		
		SUNBEAM PROPERTIES LLC			JAMMA HOLDINGS LLC				317	0.13	acres
41-29-228-001 916 BUCKINGHAM AVE 03-ARM'S LENGTH		11/18/2021	\$58,000	\$56.70	1 STY	401 3	1,023	1954	988		
		LEE, KAREN			GALLAGHER, RANDALL				440	0.15	acres

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number Property Address Terms of Sale		Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-29-276-080 1005 MACDONALD AVE 03-ARM'S LENGTH		12/10/2021 WHITTEY, VANESSA	\$60,000	\$63.76	1 STY HANK, NATHAN M	401 3	941	1957	941	528	0.12 acres
41-29-254-031 723 DELL AVE 33-TO BE DETERMINED		11/05/2021 NETTLES, KEOSHA	\$80,000	\$81.14	1 STY OYEBOLA, AYODEJI & WF ALENE	401 3	986	1959	964	576	0.13 acres
41-29-256-017 910 DELL AVE 03-ARM'S LENGTH		04/23/2021 ROSENCRANTZ, LINDA S	\$50,000	\$56.56	1 STY GREAT LAKES REALTY INVESTMENT	401 3	884	1958	884	352	0.13 acres
41-29-252-024 719 LOCHHEAD AVE 03-ARM'S LENGTH		06/11/2021 ROUSSEAU, LORI	\$65,000	\$65.52	1 STY STRICKER, LORI	401 3	992	1960	970	480	0.13 acres
41-29-205-031 3808 CHEROKEE AVE 14-INTO/OUT OF TRUST		10/05/2021 VAUGHN, LORETA C AKA VAUGHN, LORETA	\$0	\$0.00	1 STY VAUGHN, LORETA	401 3	1,018	1953	1,003	308	0.13 acres
41-29-256-013 818 DELL AVE 33-TO BE DETERMINED		11/22/2021 DRAKE, TINA M NKA HAUBENSTRICKER	\$85,000	\$95.83	1 STY DUNLAP, DONALD	401 3	887	1958	887	484	0.13 acres
		Averages	\$54,346	\$58.04			942	1957			

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

V MANOR CONDO-TIM

41-18-226-040 915 E COURT ST 105 03-ARM'S LENGTH		10/01/2021	\$60,000	\$52.54	1 STY	401 3	1,142	1948	0		
		LONSWAY, CAROL & ULLRICH, DONNA		MCGHEE, DAVID & WF KYONA					230	0.00	acres
41-18-226-043 915 E COURT ST 405 03-ARM'S LENGTH		02/05/2021	\$60,000	\$50.63	1 STY	401 3	1,185	1948	0		
		SCHLINKER, MATTHEW & WF DODGE, SHER		ROZUM, SANDRA L					230	0.00	acres
41-18-226-034 915 E COURT ST 303 03-ARM'S LENGTH		08/12/2021	\$66,000	\$54.55	1 STY	401 3	1,210	1948	0		
		HUTCHINSON, STEVEN & WF JOAN		BACON, EVELYN G					230	0.00	acres
		Averages	\$62,000	\$52.57			1,179	1948			

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

↑ (12 OR MORE UNITS)

41-05-133-038 3211 N FRANKLIN AVE 03-ARM'S LENGTH		04/07/2021	\$275,000	\$0.00		201	3	0	0	0		0	0.32	acres
		KCA GROUP INVESTMENTS				Z & M MI HOLDINGS LLC								
41-08-402-005 2210 ROBERT T LONGWAY 03-ARM'S LENGTH		12/10/2021	\$995,000	\$0.00		201	3	0	0	0		0	0.91	acres
		S & A EXECUTIVES, LLC				2210 ROBERT T LONGWAY BLVD LLC								
47-33-302-006 2957 CARR ST 03-ARM'S LENGTH		07/16/2021	\$378,000	\$0.00		201	3	0	0	0		0	2.29	acres
		CLEAR CAPITAL LLC				WATERFRONT CAPITAL LLC								
40-14-178-001 352 BRADLEY AVE 03-ARM'S LENGTH		07/16/2021	\$3,560,000	\$0.00		201	3	0	0	0		0	7.72	acres
		FLINT 770 INVESTMENT, LLC				352 BRADLEY AVE LLC								
47-33-376-120 3901 N AVERILL AVE 03-ARM'S LENGTH		07/16/2021	\$2,200,000	\$0.00		201	3	0	0	0		0	141.66	acres
		MAZEL TOV INVESTMENT 770, LLC				3901 N AVERILL AVE LLC								
		Averages	\$1,481,600	\$0.00				0						

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 237

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

RTMENT (5 - 11 UNITS)

40-12-484-015 116 FIRST AVE 19-MULTI PARCEL ARM'S LENGTH		06/17/2021	\$750,000	\$0.00		201	3	0	0	0	0	0.20	acres
		CHRISDOM PROPERTIES LTD				FLINT MANHATTAN PLACE LLC							
47-33-376-075 4001 N AVERILL AVE 03-ARM'S LENGTH		06/30/2021	\$195,000	\$0.00		201	3	0	0	0	0	0.32	acres
		SHINABARGER, LEROY				18661 SAN JUAN LLC							
40-01-480-004 609 E PATERSON ST 19-MULTI PARCEL ARM'S LENGTH		08/12/2021	\$147,000	\$0.00		201	3	0	0	0	0	0.14	acres
		KCA GROUP INVESTMENTS LLC				HABBAS, ADHAM							
41-18-161-010 314 W FIFTH ST 03-ARM'S LENGTH		10/29/2021	\$292,000	\$0.00	1 STY	201	3	0	1925	0	600	0.25	acres
		STUDENT HOUSING SOLUTIONS, LLC				VAULT PROPERTY MANAGEMENT LLC							
40-12-283-029 1001 N SAGINAW ST 03-ARM'S LENGTH		04/21/2021	\$120,000	\$0.00		201	3	0	0	0	0	0.20	acres
		TEMPLE VII, LLC				INTEGRAL HOLDING LLC							
40-12-484-017 402 GARLAND ST 19-MULTI PARCEL ARM'S LENGTH		06/17/2021	\$750,000	\$0.00		201	3	0	0	0	0	0.13	acres
		CHRISDOM PROPERTIES LTD				FLINT MANHATTAN PLACE LLC							
41-18-153-014 724 S GRAND TRAVERSE 03-ARM'S LENGTH		09/30/2021	\$95,000	\$0.00		201	3	0	0	0	0	0.28	acres
		MATTHEWS, CORWIN				COMMUNITIES FIRST, INC A MICHIGAN N							
Averages			\$335,571	\$0.00				0	275				

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 238

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

CHURCH

46-35-151-001
 4601 CLIO RD
 20-MULTI PARCEL SALE REF



02/23/2021	\$50,000	\$0.00	201 3	0	0	0				
BETHLEHEM METHODIST CHURCH	FLOYD J MCCREE THEATRE							0	0.00	acres

46-25-159-022
 413 W RUSSELL AVE
 03-ARM'S LENGTH



12/01/2021	\$170,000	\$0.00	201 3	0	0	0				
ZOE INTERNATIONAL MINISTRIES	THE PENTECOSTAL CHURCH OF GOD							0	1.42	acres

Averages	\$110,000	\$0.00		0						
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INGS OVER 3 FLOORS

41-18-102-026
 324 S SAGINAW ST
 03-ARM'S LENGTH



12/14/2021	\$8,500,000	\$0.00	201 3	0	0	0				
REGENTS OF UNIVERSITY OF MI	GENESEE COUNTY							0	0.59	acres

Averages	\$8,500,000	\$0.00		0						
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FOOD RESTAURANT

47-31-301-002
 4108 N SAGINAW ST
 03-ARM'S LENGTH



02/26/2021	\$60,000	\$0.00	201 3	0	0	0				
SOUHEIR, CHAAR	AKL INVESTMENTS LLC							0	0.34	acres

Averages	\$60,000	\$0.00		0						
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This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

02/21/2022 10:04 AM 239

Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

GAS STATION

40-15-484-029 3930 CORUNNA RD 03-ARM'S LENGTH		05/18/2021	\$2,219,620	\$0.00		201	3	0	0	0		
		CORUNNA RD EXPRESS STOP #22 LLC		CH REALTY IX/CG MI EXPRESS LP						0	0.98	acres
40-14-389-021 2802 CORUNNA RD 19-MULTI PARCEL ARM'S LENGTH		01/29/2021	\$309,783	\$0.00		201	3	0	0	0		
		STRIV LLC/ PRASANNACHAR, M		TAMEEM INVESTMENT LLC						0	0.37	acres
		Averages	\$1,264,702	\$0.00				0				

INITIAL- SET RES TOO

41-18-153-013 716 S GRAND TRAVERSE 03-ARM'S LENGTH		09/30/2021	\$15,000	\$4.12	2 STORY	201	3	3,638	1900	1,056		
		MATTHEWS, CORWIN R		COMMUNITIES FIRST INC						432	0.25	acres
40-14-181-001 BRADLEY AVE 03-ARM'S LENGTH		07/16/2021	\$3,560,000	\$0.00		201	3	0	0	0		
		FLINT 770 INVESTMENT, LLC		352 BRADLEY AVE LLC						0	1.83	acres
40-13-403-014 721 HAZELTON ST 03-ARM'S LENGTH		10/14/2021	\$100,000	\$0.00		201	3	0	0	0		
		CAMPBELL, JEFF		HAZELJOY LLC						0	0.18	acres
		Averages	\$1,225,000	\$1.37				1,213	633			

This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

D SHOPPING CENTER

41-19-480-006
 3725 S SAGINAW ST
 03-ARM'S LENGTH



07/01/2021	\$625,000	\$0.00		201 3	0	0	0		
WALKER PROPERTIES GROUP, LLC				GREAT LAKES PLAZA LLC				0	1.15 acres

Averages \$625,000 \$0.00 0

RETAIL-LARGE

41-19-359-024
 3717 FENTON RD
 03-ARM'S LENGTH



05/23/2021	\$1,500,000	\$0.00		201 3	0	0	0		
RX FLINT INVESTORS LLC				WMG LLC				0	1.26 acres

Averages \$1,500,000 \$0.00 0

UTILITY

41-18-457-002
 109 E THIRTEENTH ST
 33-TO BE DETERMINED



09/08/2021	\$607,755	\$0.00		201 3	0	0	0		
DETROIT SMSA TOWER HOLDINGS LLC				AMERICAN TOWER ASSET SUB II LLC				0	0.33 acres

Averages \$607,755 \$0.00 0

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor			Grantee						
Terms of Sale										

VACANT LAND

41-08-203-003	02/02/2021	\$11,500	\$0.00		202 3	0	0	0		
ARLINGTON AVE	SWANSON-COLEY, LLC			TT & K FLINT LLC					0	0.10 acres
19-MULTI PARCEL ARM'S LENGTH										
41-08-203-002	02/02/2021	\$11,500	\$0.00		202 3	0	0	0		
DAVISON RD	SWANSON-COLEY, LLC			TT & K FLINT LLC					0	0.12 acres
19-MULTI PARCEL ARM'S LENGTH										
41-07-134-031	10/01/2021	\$300,000	\$0.00		001 3	0	0	0		
E WOOD ST	QPS MICHIGAN HOLDINGS LLC			420 CAPITAL FLINT LLC					0	0.43 acres
19-MULTI PARCEL ARM'S LENGTH										
40-01-201-011	10/16/2021	\$0	\$0.00		202 3	0	0	0		
E PASADENA AVE	EDWARDS, LUCILLE			FIELDS, REGINALD L					0	0.13 acres
21-NOT USED/OTHER										
41-17-327-022	12/30/2021	\$2,665,000	\$0.00		202 3	0	0	0		
LAPEER RD	LAPEER ROAD PROPERTIES LLC			THE FOOD BANK OF EASTERN MICHIGAN,					0	2.08 acres
03-ARM'S LENGTH										
41-17-326-016	12/30/2021	\$2,665,000	\$0.00		202 3	0	0	0		
HOWARD AVE	LAPEER ROAD PROPERTIES LLC			THE FOOD BANK OF EASTERN MICHIGAN,					0	0.54 acres
03-ARM'S LENGTH										
41-18-405-003	12/29/2020	\$630,113	\$0.00		001 3	0	0	0		
TENTH ST	DFPH LLC			GREATER FLINT CHILDRENS MENTAL					0	0.08 acres
03-ARM'S LENGTH										



This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number Property Address Terms of Sale	Sale Date Grantor	Sale Price	SP / SF	Struc Type Grantee	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
41-05-280-013	04/01/2021	\$0	\$0.00		202 3	0	0	0		
21-NOT USED/OTHER	MOORE, RHEX & WF MARY			FIRST STOP TIRE SERVICE LLC					0	0.00 acres
41-07-134-031 E WOOD ST 33-TO BE DETERMINED	10/01/2021	\$300,000	\$0.00		001 3	0	0	0		
	QPS MICHIGAN HOLDINGS LLC			420 CAPITAL FLINT LLC					0	0.43 acres
41-19-101-020 FENTON RD 07-DEATH CERTIFICATE	11/17/2021	\$0	\$0.00		202 3	0	0	0		
	GRACZYK, JOHN D			BRACZYK, BRIAN J					0	0.13 acres
41-17-327-017 LAPEER RD 03-ARM'S LENGTH	12/30/2021	\$2,665,000	\$0.00		202 3	0	0	0		
	LAPEER ROAD PROPERTIES LLC			THE FOOD BANK OF EASTERN MICHIGAN,					0	0.28 acres
41-17-327-019 LAPEER RD 03-ARM'S LENGTH	12/30/2021	\$2,665,000	\$0.00		202 3	0	0	0		
	LAPEER ROAD PROPERTIES LLC			THE FOOD BANK OF EASTERN MICHIGAN,					0	0.13 acres
	Averages	\$992,759	\$0.00			0				

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

WAREHOUSE

41-04-352-019 2905 DAVISON RD 33-TO BE DETERMINED		06/04/2021	\$495,000	\$0.00		201	3	0	0	0	0	1.04 acres
		KBJ PROPERTY SOLUTIONS LLC			ORP LLC							
40-12-484-018 W SECOND AVE 19-MULTI PARCEL ARM'S LENGTH		06/17/2021	\$750,000	\$0.00		201	3	0	0	0	0	0.59 acres
		CHRISDOM PROPERTIES, LTD			FLINT MANHATTAN PLACE LLC							
40-14-366-024 3302 CORUNNA RD 03-ARM'S LENGTH		09/15/2021	\$90,000	\$0.00		201	3	0	0	0	0	0.37 acres
		VAUGHN, LORETA C			MOREA, CHAD							
41-17-327-018 2017 LAPEER RD 03-ARM'S LENGTH		12/30/2021	\$2,665,000	\$0.00		201	3	0	0	0	0	1.24 acres
		LAPEER ROAD PROPERTIES LLC			THE FOOD BANK OF EASTERN MICHIGAN,							
41-05-227-007 3220 N DORT HWY 03-ARM'S LENGTH		12/01/2020	\$300,000	\$0.00		201	3	0	0	0	0	5.00 acres
		SPOONER, BARBARA J TRUST			CS & TS PROPERTIES LLC							
41-17-401-009 2401 LAPEER RD 03-ARM'S LENGTH		01/12/2021	\$550,000	\$0.00		201	3	0	0	0	0	3.17 acres
		TIMYAN, ROBERT & TIMYAN, PAT TRUSTS			CKSCHOLLAR LLC							
41-04-352-019 2905 DAVISON RD 33-TO BE DETERMINED		01/25/2021	\$600,000	\$0.00		201	3	0	0	0	0	1.04 acres
		MBR ENTERPRISES LLC			KBJ PROPERTY SOLUTIONS LLC							

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												

47-31-151-010
 4514 N SAGINAW ST
 03-ARM'S LENGTH



03/30/2021	\$70,000	\$0.00	201 3	0	0	0				0	1.31 acres	
		BATES, ALIOUS			GREGORY, NATHAN							

40-12-483-007
 411 GARLAND ST
 03-ARM'S LENGTH



10/22/2021	\$130,000	\$0.00	201 3	0	0	0				0	0.62 acres	
		THOMPSON, BENSON, LITWIN LLC			DFPH, LLC							

Averages	\$627,778	\$0.00		0								
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PROVISIONING

41-07-180-005
 1101 ROBERT T LONGWAY
 03-ARM'S LENGTH



05/05/2021	\$500,000	\$0.00	201 3	0	0	0				0	1.16 acres	
		C3LS FLINT HOLDINGS LLC			SOZO FLINT LLC							

Averages	\$500,000	\$0.00		0								
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GROWING FACILITY

47-31-280-015
 4221 JAMES P COLE BLVD
 03-ARM'S LENGTH



02/12/2021	\$3,350,000	\$0.00	301 3	0	0	0				0	4.09 acres	
		RONCO COLE, LLC			BUICK CITY LLC							

Averages	\$3,350,000	\$0.00		0								
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INDUSTRIAL VACANT

41-07-134-030
 MERRILL ST
 20-MULTI PARCEL SALE REF

10/01/2021	\$300,000	\$0.00	001 3	0	0	0				0	0.18 acres	
		QPS MICHIGAN HOLDINGS LLC			420 CAPITAL FLINT LLC							

Averages	\$300,000	\$0.00		0								
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This list is indexed by Neighborhood / Area Name
 Reports: Sale Reports: res sale list

Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

IND 8,001 TO 25,000

41-16-327-010 1834 BAGWELL ST 03-ARM'S LENGTH		06/28/2021	\$350,000	\$0.00	301	3	0	0	0		
		GTB PROPERTIES LC		3584 BATH ROAD LLC					0	1.14	acres
41-08-155-014 915 KEARSLEY PARK BLVD 16-LC PAYOFF		11/04/2021	\$150,000	\$0.00	301	3	0	0	0		
		ZOFKO, JOHN A JR & DIANNA JOINT TR		ZOFKO PROPERTIES LLC					0	0.63	acres
Averages		\$250,000	\$0.00			0					

ISTRIAL 25,000-50,000

41-04-352-013 2929 DAVISON RD 03-ARM'S LENGTH		01/25/2021	\$600,000	\$0.00	301	3	0	0	0		
		MBR ENTERPRISES LLC		KBJ PROPERTY SOLUTIONS LLC					0	0.74	acres
Averages		\$600,000	\$0.00			0					

INDUSTRIAL <100,000

41-17-327-020 2211 LAPEER RD 03-ARM'S LENGTH		12/30/2021	\$2,665,000	\$0.00	301	3	0	0	0		
		LAPEER ROAD PROPERTIES LLC		THE FOOD BANK OF EASTERN MICHIGAN,					0	3.42	acres
Averages		\$2,665,000	\$0.00			0					

STRIAL OVER 200,000

40-33-301-004 4400 MATTHEW DR 03-ARM'S LENGTH		04/14/2021	\$23,050,000	\$0.00	301	3	0	0	0		
		4400 MATTHEWS DRIVE LLC		SEALY MATTHEW DRIVE LLC					0	21.10	acres
Averages		\$23,050,000	\$0.00			0					

This list is indexed by Neighborhood / Area Name
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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
DOWNTOWN AREA												
41-18-405-007		12/29/2020	\$630,113	\$0.00		001 3	0	0	0			
1410 S SAGINAW ST		DFPH LLC			GREATER FLINT CHILDRENS MENTAL					0	0.26	acres
03-ARM'S LENGTH												
41-18-180-009		10/14/2021	\$500,000	\$0.00		201 3	0	0	0			
927 S SAGINAW ST		RBC 3 LLC			205 FLINTSTONES LLC					0	0.34	acres
03-ARM'S LENGTH												
Averages			\$565,057	\$0.00			0					

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

NORTHEAST

41-05-432-066 2505 N DORT HWY 03-ARM'S LENGTH		12/09/2020	\$40,000	\$0.00	201	3	0	0	0	0	0.24 acres
		GRAYSON, EZELL JR			MARION, CHARLES						
47-29-326-010 1806 WEBSTER RD 03-ARM'S LENGTH		04/30/2021	\$800,000	\$0.00	201	3	0	0	0	0	23.13 acres
		GENESEE FOREST PARK, LLC			AMERICAN HOME COMMUNITIES III LLC						
41-04-386-017 3213 DAVISON RD 03-ARM'S LENGTH		08/16/2021	\$25,000	\$0.00	201	3	0	0	0	0	0.21 acres
		PHILLIPS, SU UN			SON, MI HYE						
47-32-476-005 2730 RICHFIELD RD 33-TO BE DETERMINED		12/29/2021	\$90,000	\$0.00	201	3	0	0	0	0	0.42 acres
		AUTOSUPPLY INC			AUTOSUPPLY HOLDINGS LLC						
41-05-280-002 3015 N DORT HWY 03-ARM'S LENGTH		04/01/2021	\$85,000	\$0.00	201	3	0	0	0	0	0.23 acres
		MOORE, RHEX & WF MARY			FIRST STOP TIRE SERVICE LLC						
41-08-227-004 2512 DAVISON RD 33-TO BE DETERMINED		08/02/2021	\$20,000	\$0.00	201	3	0	0	0	0	0.21 acres
		JAWHARI INVESTMENT INC			ASSRAF, SHLOMI						
41-08-228-004 2622 DAVISON RD 33-TO BE DETERMINED		09/06/2021	\$60,000	\$0.00	201	3	0	0	0	0	0.12 acres
		RICHEY, SPENCER & WF RENDON, ANA L			JOHNSON, DASHAWN						

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-05-377-037		10/20/2021	\$23,000	\$0.00		201 3	0	0	0			
1831 BENNETT AVE		COLLYER, KARL F			BECK, NATHAN L					0	0.07	acres
03-ARM'S LENGTH												
41-08-201-009		05/28/2021	\$600,000	\$0.00		201 3	0	0	0			
1906 DAVISON RD		FLINT HOLDINGS LLC			DAVISON VENTURE LLC					0	2.01	acres
19-MULTI PARCEL ARM'S LENGTH												
41-05-280-014		04/01/2021	\$85,000	\$0.00		201 3	0	0	0			
3015 N DORT HWY		MOORE, RHEX & WF MARY			FIRST STOP TIRE SERVICE LLC					0	0.45	acres
03-ARM'S LENGTH												
Averages			\$182,800	\$0.00			0					

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area	GAR Area	Acreage
Property Address	Grantor	Grantee								
Terms of Sale										

NORTHWEST

40-11-301-028 2732 FLUSHING RD 03-ARM'S LENGTH		03/08/2021	\$250,000	\$0.00		201	3	0	0	0			
		ROYAL PLATINUM LLC				2732 FLUSHING RD LLC				0		0.31	acres
46-25-433-028 5801 N SAGINAW ST 03-ARM'S LENGTH		03/03/2021	\$49,300	\$39.13	2 STORY	201	3	1,260	1928	576			
		DARDEN, LASHIELA AKA LASHEILA				MR DETAIL AUTO SALON LLC				400		0.23	acres
46-25-483-038 5217 N SAGINAW ST 03-ARM'S LENGTH		08/04/2021	\$120,000	\$0.00		201	3	0	0	0			
		INDER, INC				5217 PROPERTY LLC				0		0.32	acres
40-10-283-016 2970 FLUSHING RD 19-MULTI PARCEL ARM'S LENGTH		09/24/2021	\$92,500	\$0.00		201	3	0	0	0			
		A D LEASING CO INC				KENDALL & JACOB LLC				0		0.19	acres
46-35-356-008 3613 CLIO RD 03-ARM'S LENGTH		04/29/2021	\$37,000	\$0.00		201	3	0	0	0			
		BIGGS-LEAVY, BEVERLY				WILLIAMS, JOHN				0		0.29	acres
40-01-430-025 2301 N SAGINAW ST 03-ARM'S LENGTH		05/07/2021	\$81,000	\$0.00		201	3	0	0	0			
		BROWN, CONNIE M				BEARE INVESTMENT PROPERTIES LLC				0		0.30	acres
40-11-157-005 1161 N BALLENGER HWY 03-ARM'S LENGTH		05/28/2021	\$410,000	\$0.00		201	3	0	0	0			
		JABEROO, TOM				TRACY BANH FAMILY TRUST				0		0.50	acres

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
40-10-283-015		09/24/2021	\$92,500	\$0.00		201 3	0	0	0			
2976 FLUSHING RD		A D LEASING CO INC			KENDALL & JACOB LLC					0	0.11	acres
19-MULTI PARCEL ARM'S LENGTH												
46-35-352-004		10/28/2021	\$36,500	\$0.00		201 3	0	0	0			
3906 CLIO RD		OKRAKU, BIRIKORANG & WF DORIS			WILLIAMS, SHANNA M					0	0.09	acres
03-ARM'S LENGTH												
Averages			\$129,867	\$4.35			140	214				

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Parcel Number	Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area		
Property Address	Grantor			Grantee					GAR Area	Acreage
Terms of Sale										

SOUTHEAST

41-20-430-032 3124 S DORT HWY 33-TO BE DETERMINED		06/15/2021	\$107,500	\$0.00		201	3	0	0	0		0	0.38	acres
		ESSHAKI, MICHAEL & WF HAMZE, DINA				GAK GROUP LLC								
41-09-401-029 3302 ROBERT T LONGWAY 33-TO BE DETERMINED		02/17/2021	\$60,000	\$0.00		201	3	0	0	0		0	0.92	acres
		DIGM PROPERTIES LLC				THREET, JEFFREY & WF PAMELA								
41-21-151-016 2525 S DORT HWY 03-ARM'S LENGTH		02/01/2021	\$150,000	\$0.00		201	3	0	0	0		0	2.77	acres
		VISIO CLARA LLC				HOUSE OF OMEGA CHARITIES INC								
41-29-204-001 510 LETA AVE 03-ARM'S LENGTH		04/19/2021	\$64,000	\$0.00		201	3	0	0	0		0	0.26	acres
		CANTU, SALWA				HARRIS, OMAR								
41-08-401-003 2020 ROBERT T LONGWAY 33-TO BE DETERMINED		08/13/2021	\$26,000	\$0.00		201	3	0	0	0		0	0.13	acres
		BELIN, BARU				2020 RTL BLVD LLC								
		Averages	\$81,500	\$0.00				0						

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Sales Study Period: 1/1/2020 through 12/31/2021

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Parcel Number		Sale Date	Sale Price	SP / SF	Struc Type	Class	Sq Ft	Year Blt	BSMT Area			
Property Address		Grantor			Grantee					GAR Area	Acreage	
Terms of Sale												
41-19-433-022		06/08/2021	\$25,000	\$0.00		201 3	0	0	0			
3318 S SAGINAW ST		WILSON, DIONTE			TROUSER, JOSHUA					0	0.09	acres
03-ARM'S LENGTH												
40-14-389-032		08/31/2021	\$30,000	\$0.00		201 3	0	0	0			
2830 CORUNNA RD		ALTERNATIVE COMM LIV INC			M WIZ PROPERTIES LLC					0	0.28	acres
03-ARM'S LENGTH												
41-30-159-057		10/07/2021	\$215,000	\$0.00		201 3	0	0	0			
950 W HEMPHILL RD		SCOTT & TAMMY BUILDING LLC			FLOWERS, CRYSTAL K					0	0.49	acres
03-ARM'S LENGTH												
41-19-436-014		12/30/2021	\$50,000	\$30.03	2 STORY	201 3	1,665	1940	750			
3414 S SAGINAW ST		HALL, PHILLIP & WF AMY			MURRAY, SEAN					0	0.11	acres
03-ARM'S LENGTH												
Averages			\$76,091	\$2.73			151	176				